

107 S. RIVERSIDE DRIVE | MODESTO, CA



- HIGHLY FUNCTIONAL, MULTI-TENANT INDUSTRIAL BUILDING TOTALING 181,486 SF
- 100% LEASED TO TWO HIGH QUALITY TENANTS
- STRATEGIC CENTRAL VALLEY LOCATION WITH EXCELLENT ACCESS TO MAJOR FREEWAYS

**MODESTO CITY-COUNTY
AIRPORT**



S. RIVERSIDE DRIVE

HWY 132 – YOSEMITE BLVD

EXECUTIVE SUMMARY

The Offering

CBRE, Inc. is pleased to present an excellent opportunity to acquire **107 S. Riverside Drive**, a highly functional multi-tenant industrial building totaling 181,486 SF in California’s desirable Central Valley market. Constructed in 1968, the concrete tilt-up building is situated on 7.6 acres and offers attractive features including ±6,239 SF of well-appointed office space, 8 dock high doors (including 2 exterior dock wells) and 4 grade level doors, with the ability to add additional dock high doors in the Aura unit. The property also includes ample parking and a large paved and fenced yard. The building is 100% leased to two high quality tenants: Aura Hardwoods through September 2017 and Westland Technologies through June 2021.

107 S. Riverside Drive is strategically located in Modesto’s Beard Industrial District, in the heart of California’s Central Valley market. The property has excellent access to major freeways, ports, intermodals and airports servicing California. The Modesto industrial submarket recorded an extremely low vacancy rate of just 1.7% in the second quarter of 2015.



Property Summary

Address	107 S. Riverside Drive, Modesto, CA 95354
Square Footage	181,486
Parcel Size	7.6 Acres
Office SF / %	±6,239 SF / 3.4%
Occupancy	100%
# of Tenants	2
Clear Height	18'-20'
Dock High / Grade Level Doors	8 (expandable) / 4
Year Built	1968

INVESTMENT THESIS

107 S. Riverside Drive offers investors an excellent opportunity to acquire a highly functional, multi-tenant industrial building that is 100% leased in the desirable Central Valley market.

OFFERING SUMMARY

- Highly functional, multi-tenant industrial building totaling 181,486 SF
- 100% leased to 2 high quality tenants
- Strong market dynamics with extremely low vacancy rate of 1.7% in Modesto
- Possibility for rail service through Modesto & Empire Traction Company, which connects to both UP and BNSF rail lines
- Features ample dock high and grade level loading, well-appointed office space, ample parking, paved and fenced yard and a sprinkler system
- Strategically located in Central Valley with excellent access to major freeways, ports, intermodals and airports servicing California

Property Highlights

Highly Functional Multi-Tenant Industrial Building Totaling 181,486 SF

- Constructed in 1968, the highly functional, concrete tilt-up industrial building is situated on 7.6 acres and offers attractive features including 8 dock high doors (including 2 exterior dock well positions) and 4 grade level doors, with the ability to add additional dock high doors to the Aura unit.
- The building includes ±6,239 SF of well-appointed office space, ample parking and a large paved and fenced yard.

Divisibility Provides Future Leasing Flexibility

- The property offers multiple leasing options due to a flexible, divisible design that accommodates single or multi-tenant configurations.

Rail Service in High Demand

- The property has the potential to be served by Modesto & Empire Traction Company offering logistics solutions and ties to North America's two largest rail lines—Union Pacific and BNSF—providing service to the Western and Central United States.
- The market has recently seen several rail users expanding or relocating to the Central valley, including Weyerhaeuser, Oakridge and Silgan Containers. This increased rail activity is highly beneficial to 107 S. Riverside Drive, as rail in the market is rare and continues to be in high demand.



Tenancy Highlights

100% Leased to Two High Quality Tenants

Westland Technologies

- Founded in 1996 and acquired by Mangrove Equity Partners in 2011, Westland Technologies makes a wide variety of high-quality, precision-engineered parts using custom-designed polymer formulations, substrates and inserts.
- Westland Technologies serves the aerospace, agriculture and civilian industries from this Modesto facility, which includes a factory, offices, laboratory space and warehousing.
- The company leases 135,986 SF through June 2021 and generates approximately \$15.7 million in net sales annually according to Gale Group, Inc.
- The tenant has been in the building for over 20 years.

Aura Hardwoods

- Based in San Jose, CA, Aura Hardwood is a privately held supplier of wood products and specializes in lumber. The company has 6 locations in Northern California and Oregon. The company also provides flooring, green products, plastic laminates and plywood, offers design and delivery services and serves the commercial and residential sectors.
- 107 S. Riverside is centrally located and provides the tenant excellent access to their customer base. The company has been in the building since 2002.
- The company generated \$14.7 million in net sales according to a December 2013 report by Dun & Bradstreet.

Quality Corporate Neighbors

- The property is surrounded by several corporate users including E & J Gallo Winery, Georgia Pacific, Stanislaus Foods, Sysco, Coca Cola, Kraft, ConAgra, Nestle and Del Monte Foods, to name a few. This will help investors that are new to the market understand that Modesto is a thriving market and a strategic long term investment.

Location Highlights

Strategically Located to Service the Local and Regional Market

- Located in Modesto's Beard Industrial District, a ±2,000 acre industrial business park, centrally located in California's Central Valley, 107 S. Riverside Drive offers excellent access to California's major highways and interstates, two ports, four airports and potential access to North America's two largest rail lines. The property is an ideal location to service the local and regional marketplace.

Proximity to Major Transportation Hubs

- **Ports.** The property is 35 miles from the Port of Stockton and 85 miles from the Port of Oakland.
- **Highways and Interstates.** The property has excellent access to major trucking arteries including interstates 5 and 580, as well as state highways 132, 99, 108 and 33.
- **Airports.** There are four nearby airports: the Oakland and Sacramento international airports, the Stockton Metropolitan Airport and the Modesto City-County Airport, which is just four minutes away.
- **Intermodal:** North America's two largest rail lines — Union Pacific and Burlington Northern Santa Fe — have intermodal yards just north of the property, serviced by Modesto Empire Traction Company, which connects to the UP and BNSF rail lines.

Market Highlights

Strong Market Dynamics with Low Vacancy Rate & High Absorption

- The Central Valley industrial market continued to thrive in 2014 and the first half of 2015 with 2.3 MSF of net absorption in 2014 and over 4.1 MSF in the first half of 2015. Positive absorption is expected to continue, which will put upward pressure on rents.
- The vacancy rate in the Central Valley currently stands at 3.5% as of the second quarter of 2015 and is even lower in Modesto at 1.7%.

Economic Thoroughfare

- The Central Valley market benefits from direct highway and interstate connections including Interstate 5, which stretches north to Canada and south to Mexico.
- 35 major transcontinental truck lines and nearly 200 contract carriers serve the region providing overnight delivery to major cities including Los Angeles, San Francisco and Reno as well as most destinations throughout California and the Northwest. The area is also served by Amtrak, Altamont Commuter Express (ACE), Greyhound/Trail Ways and several municipal metropolitan transit districts.



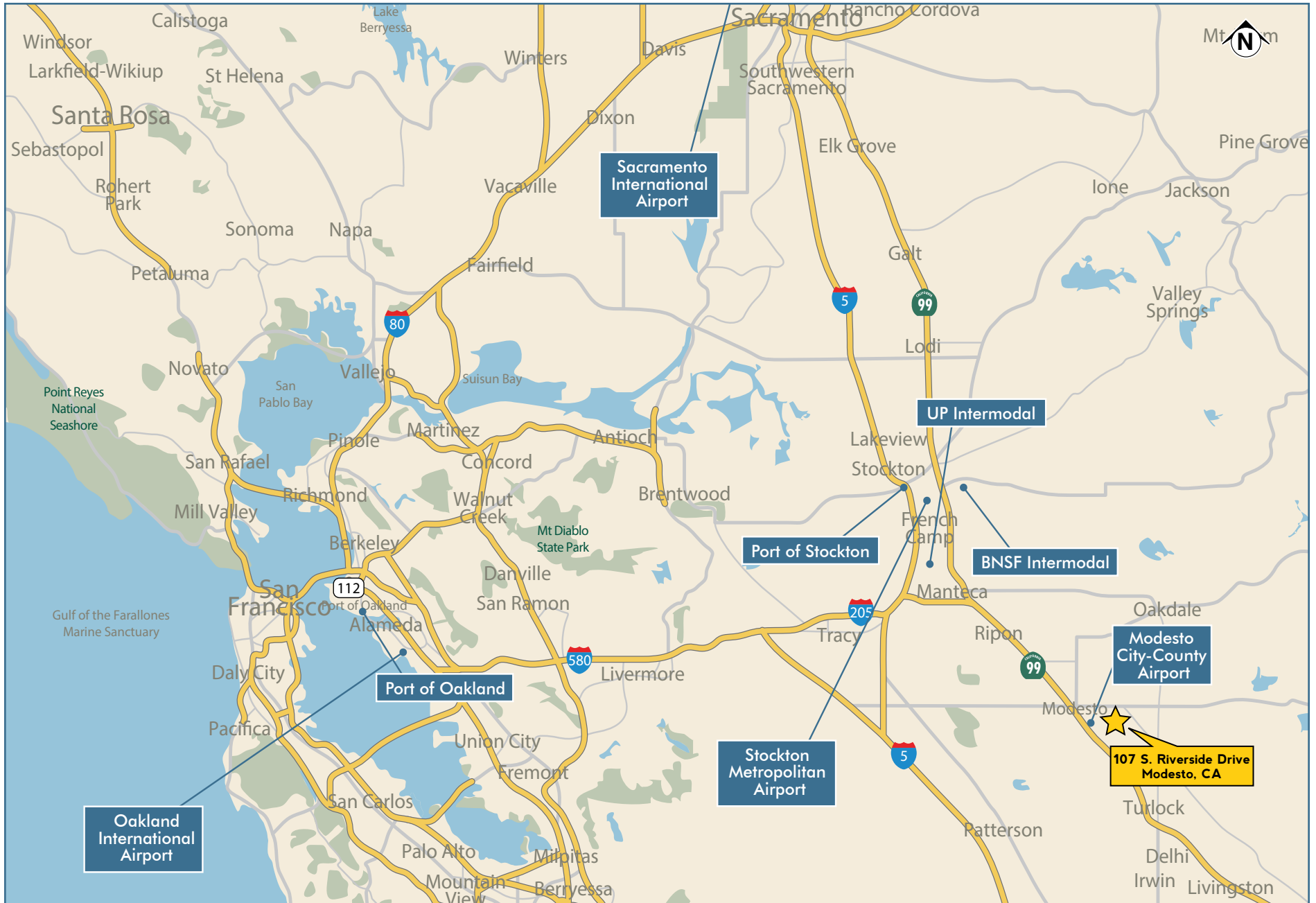
LOCAL MAP



SURROUNDING TENANTS



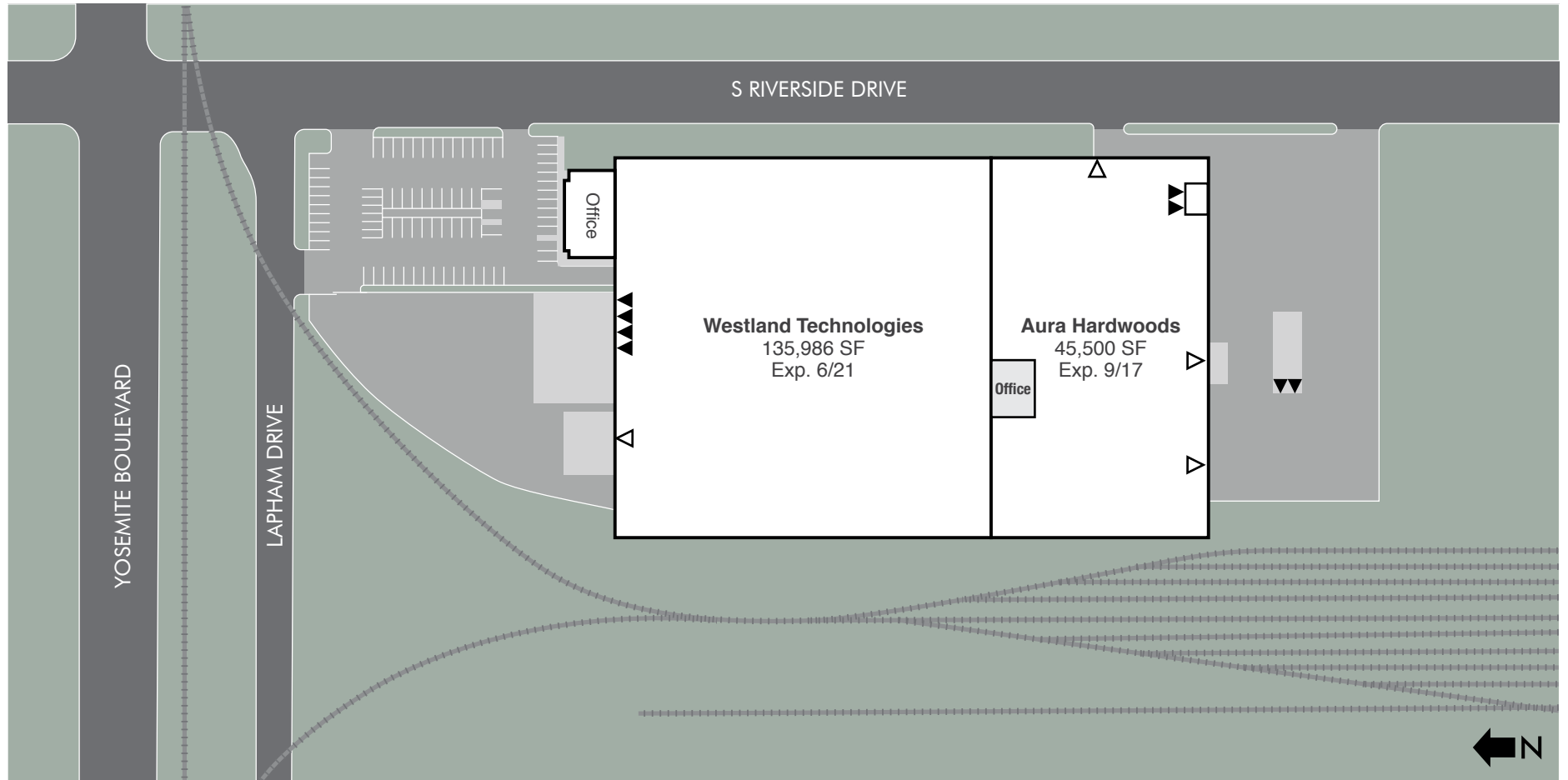
REGIONAL MAP



AERIAL MAP



SITE PLAN



△ = Dock High Doors
▲ = Grade Level Doors



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Offering integrated real estate capital markets solutions from strategy to execution—delivered by a seamless national partnership

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