

A dark blue silhouette of a world map is centered in the background. The map shows the outlines of continents, with North and South America on the left and Europe, Africa, and Asia on the right. The background has a subtle gradient from light blue at the top to dark blue at the bottom.

CBRE NATIONAL
PARTNERS

AVAILABLE LISTINGS ★ March 2015

LONG TERM CREDIT INDUSTRIAL PORTFOLIO

CT | CO | MA

www.cbremarketplace.com/longtermcreditindustrialportfolio

BEST & FINAL



PROPERTY DESCRIPTION

- ★ 1,230,114 SF of bulk industrial space
- ★ 100% leased to deeply entrenched tenants
- ★ These properties can be purchased individually or as a portfolio

INVESTMENT HIGHLIGHTS

- ★ Two highly functional Home Depot (S&P A credit) lumber distribution facilities featuring integral rail connectivity and expansive sites accommodating external product and trailer storage
- ★ Bulk Northeast distribution - 640,000 RSF Greater Boston area facility critical to Northeast operations for Exel, Hollingsworth Logistics, and Berry Plastics
- ★ More than \$3.6 million invested by landlord in tenant and capital improvements in 2014 alone
- ★ Strategically located in the Greater Hartford and Denver areas, with superb access to critical logistics infrastructure

NFI CORE PORTFOLIO

KEARNY, NJ & ORLANDO, FL

www.cbremarketplace.com/NFIcore

BEST & FINAL



PROPERTY DESCRIPTION

- ★ Portfolio of two industrial buildings - Class A, bulk distribution facility within the Meadowlands submarket in Northern NJ and a highly functional, multi-tenant bulk warehouse building in Orlando Central Park (South) submarket
- ★ 100% Leased

INVESTMENT HIGHLIGHTS

- ★ 1200 Harrison Avenue - Kearny, NJ is 100% leased to United States Postal Service
 - » 400,206 SF cross-dock design featuring pre-cast construction
 - » Located within Greater New York Metropolitan Area (6.5 miles to Manhattan)
- ★ 901 W. Landstreet Road - Orlando, FL is 100% leased to National Distribution Centers, LLC (d/b/a NFI Distribution)
 - » 572,000 SF food grade warehouse with concrete tilt up construction and front and side loading with active rail service in rear
 - » Dynamic market fundamentals - half of total absorption in Orlando has occurred within this submarket

DUKE MIDWEST INDUSTRIAL PORTFOLIO

CHICAGO, IL | MINNEAPOLIS, MN | CINCINNATI, OH | ST. LOUIS, MO | INDIANAPOLIS, IN | NORFOLK, VA



PROPERTY DESCRIPTION

- ★ 56 buildings totaling 5,869,598 SF
- ★ 4.04 years weighted average lease term remaining
- ★ 91.7% in-place occupancy

INVESTMENT HIGHLIGHTS

- ★ Unique opportunity to acquire a critical mass of 5.9 million SF of infill product primarily located in major Midwestern industrial markets
- ★ No single asset comprises more than 5% of the Portfolio square footage and each building averages less than 2% of the Portfolio size
- ★ Portfolio is occupied by a diverse mix of 142 tenants with a staggered rollover schedule
- ★ The Portfolio averaged 91% occupancy over the five year period from 2009 - 2013
- ★ including MetLife, Avery Dennison, Cummins & Allison, Siemens and Sumitomo Electric

AMAZON PORTFOLIO

RENO, NV & CARLISLE, PA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Class A, cross-dock buildings totaling 1.3 MSF
- ★ State-of-the-art buildings with 32'- 36' clearance, ESFR sprinklers, T-5 lighting, excellent loading and ample parking

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Amazon.com, Inc. for 10 years
- ★ Key logistics markets
- ★ Significant investment by landlord and tenant

STATION PARK

HATBORO, PA



PROPERTY DESCRIPTION

- ★ High quality office, flex, R&D, industrial and recreational space
- ★ 419,047 SF

INVESTMENT HIGHLIGHTS

- ★ A unique amenity rich environment with a full service third party operated cafe with free Wi-Fi, brand new fitness center, a daycare center, and many common area meeting spaces
- ★ Transit oriented location - 400 yards from SEPTA's Warminster Line and 1.6 miles from the PA Turnpike (I-276)
- ★ Outstanding remaining lease term (7 years weighted average) and tenant commitment
- ★ Montgomery County Flex/Industrial Market - Direct vacancy rate under 10% for the last decade and commands some of the highest rents in the region

www.cbremarketplace.com/stationpark

NORTHEAST

FERGUSON ENTERPRISES WHOLESALE & DISTRIBUTION

PHILADELPHIA, PA



PROPERTY DESCRIPTION

- ★ Long-term NNN Lease Warehouse/ Distribution
- ★ 86,315 RSF

INVESTMENT HIGHLIGHTS

- ★ 100% occupied by Ferguson Enterprises, Inc. (subsidiary to the world's largest trade distributor of plumbing and heating products, Wolesely plc) on a new 7+ year lease
- ★ Extensive renovation program should exceed \$15/ SF and illustrates Ferguson's long-term commitment
- ★ Five mile radius includes Philadelphia CBD, Southern NJ, and portions of Delaware, Montgomery, and Bucks Counties
- ★ Additional external product storage area

www.cbremarketplace.com/ferguson

ONE RED LION ROAD

PHILADELPHIA, PA



PROPERTY DESCRIPTION

- ★ 138 acre industrial-zoned land
- ★ Positioned in the Greater Northeast Philadelphia Industrial Submarket

INVESTMENT HIGHLIGHTS

- ★ Flexibility to accommodate multiple big box e-commerce configurations
- ★ Completed off-site improvements – more than \$1 million invested since 2010
- ★ Utility will-serve letters obtained
- ★ KOEZ designation through Dec-2023 affords full RE Tax abatement on site improvements
- ★ Potential future tax benefits
- ★ Seller previously acquired approvals & permits for a planned 1.0 million SF building (expandable by 710,000 SF)

www.cbremarketplace.com/oneredlionroad

DREW COURT

KING OF PRUSSIA, PA

BID PROCESS



PROPERTY DESCRIPTION

- ★ Shallow bay industrial space
- ★ 146,906 SF
- ★ 100% occupied by 6 tenants

INVESTMENT HIGHLIGHTS

- ★ 100% occupancy with upside potential
- ★ Excellent historical tenant retention – 95% average occupancy since 2004
- ★ Class A location - within two miles of the following roadways: I-276/PA Turnpike, I-76, US Route 202, US Route 422
- ★ Infill King of Prussia industrial market
- ★ Functional and flexible design
 - » Suite sizes ranging from 7,800 SF - 54,909 SF
 - » Market leading 20' to 22' clear heights w/ 40' x 30' column spacing

www.cbremarketplace.com/drewcourt

1270 MIDVALLEY DRIVE

JESSUP, PA

BEST & FINAL



PROPERTY DESCRIPTION

- ★ Modern, functional warehouse/distribution
- ★ 100% Leased to Lockheed Martin & Independent Trading Company

INVESTMENT HIGHLIGHTS

- ★ Completed 1991-1993, with significant renovations in 2006 and in 2014
- ★ Efficient loading and design with minimum 130' court depth in a secured lot, and building depth of 191' – 241'
- ★ 2.7 Acre parcel along Mid-Valley Drive included provides flexibility to facilitate loading expansion or additional car/trailer parking
- ★ Premier Distribution Location
 - » Positioned within 13 miles of four Interstates (I-81, I-84, I-380, and I-476) connecting to all major Northeast consumer populations
 - » 120 Miles from Ports of NY/ NJ – Independent Trading imports Chinese product directly through these ports

www.cbremarketplace.com/midvalleydrive

I-95 MID-ATLANTIC INDUSTRIAL PORTFOLIO

MARYLAND | PENNSYLVANIA | NEW JERSEY

BEST & FINAL



PROPERTY DESCRIPTION

- ★ Class A & B bulk warehouse/distribution product in infill locations
- ★ 1,771,395 SF – 90% leased
- ★ These properties can be purchased individually or as a portfolio

INVESTMENT HIGHLIGHTS

- ★ Premier properties in the Tier One Mid-Atlantic industrial markets
- ★ Vital logistical locations in the Mid-Atlantic Region along I-95 with access to over 40% of the US population within 400 miles and more than \$1.5 trillion in annual consumer expenditures
- ★ Quality mix of national tenancy including RockTenn (NYSE: RKT), Rinchem Company, and Schwarz Paper Co., a Bunzl Company (LSEX: BNL.L)
- ★ Weighted average remaining lease term of more than 5 years
- ★ I-95 Mid-Atlantic markets from Baltimore, through Suburban Philadelphia, and into Central NJ have posted positive absorption of 6.3 million SF through Q3 2014

www.cbremarketplace.com/I95midatlantic

6736 TILGHMAN STREET

ALLENTOWN, PA

www.cbremarketplace.com/6736Tilghman



PROPERTY DESCRIPTION

- ★ Bulk warehouse distribution positioned within the in-fill Iron Run Corporate Center
- ★ 150,598 SF
- ★ 100% leased to credit worthy tenant – True Value

INVESTMENT HIGHLIGHTS

- ★ Functional, flexible design with potential expansion capacity
- ★ Positioned within one of the Lehigh Valley's most established, mature bulk warehouse/ distribution and shallow bay parks which totals approximately 6.5 million SF in 69 buildings
- ★ Exceptional leasing fundamentals - Direct Vacancy at the I-78 / US Route 100 Interchange of 1.6% as of year-end 2014 outpaces the overall Lehigh Valley (6.6%)
- ★ Lehigh Valley demand - Total bulk net absorption of 5 million square feet from 2013 - 2014 (represents 7.6% of total bulk inventory)

2250 ROSWELL DRIVE

PITTSBURGH, PA

www.cbremarketplace.com/2250roswell



PROPERTY DESCRIPTION

- ★ Bulk e-commerce warehouse/distribution building
- ★ 510,531 SF with additional 49,856 SF of potential 2nd floor office
- ★ 100% net leased

INVESTMENT HIGHLIGHTS

- ★ Institutionally managed with recent extensive \$17 million tenant & capital improvement program.
- ★ Credit tenancy: Amazon.com & ModCloth, Inc. (ModCloth ownership group includes Accel Partners which manages \$8B fund supporting Facebook, Groupon, Walmart.com, etc.)
- ★ Property features two-sided loading on a 24.0 Acre site with full circulation and 3 access points.
- ★ Access to I-376 and I-79 has drawn noteworthy neighbors to the Crafton submarket - Giant Eagle; UPS; AirGas; and Permasteel USA.

EPORT LOGISTICS CENTER

PERTH AMBOY, NJ

www.cbremarketplace.com/eport
National Partners/ New York Institutional Group



PROPERTY DESCRIPTION

- ★ 103 acres of fully approved and pad ready in-fill land
- ★ Capable of accommodating 1.3 million square feet of Class A warehouse/ distribution space in three buildings within a contained park

INVESTMENT HIGHLIGHTS

- ★ Only opportunity to acquire fully-entitled, remediated, pad-ready land capable of developing more than 1M SF Class A warehouse/ distribution in the Port Submarket.
- ★ Current Class A direct vacancy of only 3.0% in Northern/ Central New Jersey – only 0.4% Class A direct vacancy in the Port Submarket.
- ★ 1.1 M SF of Net Absorption have already been recorded in the Port Submarket in 1Q14
- ★ Approved ePort Building C totals 718,200 RSF, providing a unique opportunity to capitalize on positive momentum in big box lease requirements.
- ★ Robust tax incentive/ benefit programs available on a national, state, and local level presenting Landlord and Tenants with tax or operational advantages.

16 CREEK PARKWAY

BOOTHWYN, PA

www.cbremarketplace.com/16creekparkway

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Class A warehouse/distribution facility
- ★ Approximately 84,800 RSF
- ★ 100% occupied
- ★ Located within the Naamans Creek Center

INVESTMENT HIGHLIGHTS

- ★ Long term, deeply entrenched tenant: Apria Healthcare, Inc. is the original tenant at the Property (1996), which serves as the company's Northeast Regional Distribution Center – Apria has invested significant capital in bolt-down costs to customize the Property for its mission critical operations
- ★ Class A building with flexible design: Differentiating specifications include masonry construction, 24' clear height; 40' x 40' column spacing; 256 car parking spaces, and expansion capability
- ★ Discount to replacement cost
- ★ Location within infill Delaware County industrial market: Less than 4 miles from I-95 with direct access to I-476 and the PA Turnpike – severely supply-constrained infill market

532 E EMAUS STREET

MIDDLETOWN, PA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Five industrial buildings
- ★ 429,075 SF

INVESTMENT HIGHLIGHTS

- ★ Notable anchor tenant - Univar is one of the world's leading distributors of industrial and specialty chemicals. They currently occupy 58.5% of the Property, the majority of which is leased through 2022.
- ★ Strong existing cash flow with the potential to add significant value through leasing the vacant space.
- ★ Superior Highway Access - minutes from the PA Turnpike (I-76) and Route 283, and is located in the I-81 Industrial Corridor.
- ★ Rail-served with the Middletown & Hummelstown Railroad serviced by Norfolk Southern Corp.
- ★ Central PA market has become one of the East Coast's premiere distribution hubs and boasts vacancy rates hovering at 8% over the last three years.
- ★ Attractive \$/SF

NORTHEAST

LIMERICK CROSSING SHOPPING CENTER

LIMERICK, PA



PROPERTY DESCRIPTION

- ★ The offerings that are all part Limerick Crossing Shopping Center, a neighborhood shopping center located along West Ridge Pike Road.
- ★ Ideally located in Limerick Township, an affluent and growing Philadelphia suburb.
- ★ Each condominium interests in the shopping center are available for purchase from the same owner.

INVESTMENT HIGHLIGHTS

- ★ Unit #2: 3,897 SF leased to Starbucks and Confident Smile Dental
- ★ Unit #3: 14,030 SF NN leased to Rite Aid
- ★ Unit #4: 3,412 SF NNN ground leased to Bryn Mawr Trust
- ★ Unit #5 & #6: 19,275 SF building leased to The Social Security Administration, Allstate, Edward Jones, Miracle Ear, Premier Medical and ATA Martial Arts and a 1,728

SF building ground leased to Sonic with drive-thru

www.cbremarketplace.com/LimerickCrossing

HOTEL DUPONT CAR PARK

WILMINGTON, DE



PROPERTY DESCRIPTION

- ★ Three separate parcels totaling 1.64 acres of land:
 - » One Parking structure
 - » Two surface parking lots
- ★ Combined parcels contain 496 above-grade parking spaces
- ★ 71,397 SF

INVESTMENT HIGHLIGHTS

- ★ Located one block from hotels, restaurants, cultural attractions, and surrounded by prime office buildings
- ★ Properties are bounded by 12th St. to the north, 11th St. to the south, and have ingress from Orange St.
- ★ Property benefits from its location adjacent to the Hotel DuPont and will continue to utilize the Property post-sale

- ★ Annual income stream is predictable and totaled approximately \$1.4 million in CY. 2014.
- ★ Development potential - Property benefits from C-4 zoning, the highest density with the CBD

www.cbremarketplace.com/hoteldupontcarpark

500 DELAWARE AVENUE

WILMINGTON, DE



PROPERTY DESCRIPTION

- ★ Market leading core-quality asset
- ★ Class A, 15-story office building
- ★ 371,222 SF

INVESTMENT HIGHLIGHTS

- ★ Newest high-rise office building in the Wilmington CBD, completed in 2006
- ★ Diverse group of tenants, including financial firm WSFS, law firm Morris James and engineering firm Sargent Lundy
- ★ 89.5% occupancy, average weighted lease term of over 9 years
- ★ Direct access to Interstate 95, which provides access to the entire Philadelphia region

- ★ Stable predictable cash flow / attractive financing - \$77,000,000 of assumable debt in place which matures in April 2022

www.cbremarketplace.com/500delawareavenue

150 SOUTH WARNER ROAD

KING OF PRUSSIA, PA

www.cbremarketplace.com/150southwarner

BID PROCESS



PROPERTY DESCRIPTION

- ★ 4-story Class A suburban office building
- ★ 150,922 SF
- ★ 96.95% Leased

INVESTMENT HIGHLIGHTS

- ★ Institutional quality suburban office building in one of the premier office markets in the Philadelphia MSA
- ★ Exception imbedded investment value
- ★ King of Prussia/ Valley Forge submarket consists of 16.1 million SF of office space in 212 buildings. It is the largest and most actively traded submarket in the Philadelphia suburbs.
- ★ Direct access to numerous nearby amenities-Village at Valley Forge, a mix-used lifestyle center currently anchored by Wegmans Food Market and the King of Prussia Mall
- ★ The growing Greater Philadelphia metropolitan area possesses one of the most diverse economies in the nation. The MSA is home to many Fortune 500 firms.

NORTHEAST

DICK'S SPORTING GOODS - WATERSIDE VILLAGE AT EASTON

EASTON, MD

www.cbremarketplace.com/Dicks-Easton

BEST & FINAL



PROPERTY DESCRIPTION

- ★ Newly constructed 40,000 SF building
- ★ 100% Net leased long-term to Dick's Sporting Goods

INVESTMENT HIGHLIGHTS

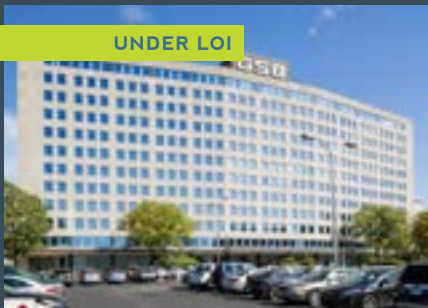
- ★ Part of the larger Waterside Village at Easton, a 176 acre mixed-use development containing over 332,000 SF.
- ★ Shadowed by Target, PetSmart, Lowe's, Sears, JCPenney and Kohl's.
- ★ Located within Easton's primary retail and commercial corridor where over 30,325 vehicles pass the Property daily.
- ★ Growing trade area with additional population growth of 4.2% expected over the next 5 years for those living in immediate five-mile trade area.

ONE BELMONT AVENUE

BALA CYNWYD, PA

www.cbremarketplace.com/onebelmontavenue

UNDER LOI



PROPERTY DESCRIPTION

- ★ Value-add investment opportunity
- ★ 245,000 SF Office, retail and storage area

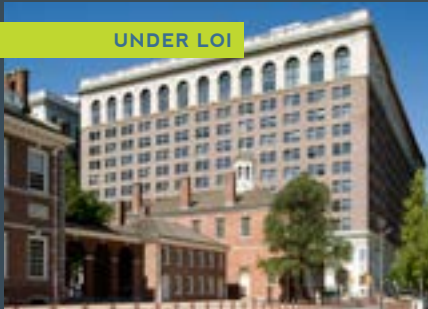
INVESTMENT HIGHLIGHTS

- ★ Value-embedded rent roll - 93% occupied with nominal near-term exposure and a very manageable 15% average rollover during 2015 - 2018. OBA offers significant income growth over the next 5 years.
- ★ Higher density development - Lower Merion Township revised its zoning code in 2012 to allow for significantly higher densities within the City Avenue District which includes the OBA location.
- ★ Transit oriented submarket served by two rail lines and three SEPTA regional rail stops (the most of any suburban market) and over 10 bus lines.
- ★ Significant tax benefits of a Bala Cynwyd location decrease a tenant's cost of occupancy by \$3-\$5 PSF.

PUBLIC LEDGER BUILDING

PHILADELPHIA, PA

www.cbremarketplace.com/publicledger



UNDER LOI

PROPERTY DESCRIPTION

- ★ 13 story office building
- ★ 534,004 RSF

INVESTMENT HIGHLIGHTS

- ★ At its current 69.1% occupancy rate, Public Ledger offers a significant value enhancement opportunity.
- ★ The United States of America (S&P:AA+) (the "GSA"), provides a significant credit anchor to the Property's rent roll. The GSA occupies 24.6% of the Property's GLA, with term until April 2018.
- ★ Irreplaceable location in the Independence Mall submarket, Philadelphia's largest tourist attraction with more than 3.5 million visitors annually.
- ★ Potential adaptive reuse - Originally completed in 1927, the Public Ledger Building has a unique design, with a floor plan that for contemporary use is ideally suited to multi-family or hospitality.

NORTHEAST

CHOCOLATE FACTORY

PHILADELPHIA, PA

www.cbremarketplace.com/thechocolatefactory



UNDER LOI

PROPERTY DESCRIPTION

- ★ Potential redevelopment opportunity
- ★ 240,682 Gross SF former Frankford Chocolate Factory
- ★ 99,637 SF of land area

INVESTMENT HIGHLIGHTS

- ★ Opportunity to convert the existing building into a residential use with commercial space or demolish the building and start from the ground up. It is zoned I-2.
- ★ Redevelopment could meet the criteria for federal Historic Investment Tax Credits.
- ★ Located within one of Philadelphia's most up and coming residential submarkets, Graduate Hospital – a true in-fill location.
- ★ Center City apartment fundamentals remain strong.

BRIDGEVIEW APARTMENTS

LANSDDALE, PA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Montgomery County's newest and most luxurious apartment community
- ★ 180 condo quality units

INVESTMENT HIGHLIGHTS

- ★ Brand new luxury living with condo quality finishes and exceptional quality of construction
- ★ Unrivaled 5-star resort amenity package
- ★ Swift lease-up and affluent demographics
- ★ Unmatched access to major employment centers
- ★ Award winning asset with no new development under construction in the submarket

MILLSIDE PLAZA

DELRAN, NJ



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ 98% leased Target shadow anchored community shopping center
- ★ 77,583 SF
- ★ Significant Value Add opportunity
- ★ Strategically positioned at the center of Burlington County. The Property is located on the east side of NJ Route 130, and has easy direct access to Route 73 to the south with a daily traffic count of over 53,000 vehicles.

INVESTMENT HIGHLIGHTS

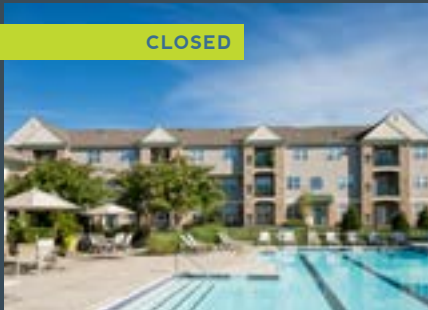
- ★ The Property's national tenants are well known category leaders including PetSmart, Rite Aid, Party City, Panera Bread, GameStop and Hair Cuttery.
- ★ Shadow anchored by a 123,807 SF Target, providing the center with the added customer drawing power of a grocery anchor, driving significant traffic in and through Millside Plaza.
- ★ Strong daytime population of over 110,000 people working in the five-mile radius

surrounding the center, directly attributable to the significant amount of office parks in the immediate trade area which is part of the Moorestown/Mt Laurel/Marlton office sub-market.

- ★ 20,001 SF dark Office Depot has three years of remaining lease term. Significant value add opportunity by releasing this space, while having outstanding cash flow in the interim.

REGATTA APARTMENT HOMES

PLYMOUTH MEETING, PA



CLOSED

PROPERTY DESCRIPTION

- ★ Class A multifamily community
- ★ 338 units

INVESTMENT HIGHLIGHTS

- ★ Regatta caters to the lifestyle renter with its extraordinary amenity package and highly accessible location
- ★ Abundant Amenities - Regatta is less than 3 miles from 1.8 million SF of retail that includes the Plymouth Meeting Mall, Whole Foods, IKEA, J.Crew Factory, Target, and Giant Supermarkets

- ★ Proven value enhancement program - Ownership's recent unit renovation program has been very well-received by the market
- ★ Regatta's prime location places it squarely within the 6 million SF Plymouth Meeting/Blue Bell office market, which includes some of the region's top employers and strongest demographics
- ★ Stellar Submarket rent growth

NORTHEAST

DISNEY DISTRIBUTION CENTER

MEMPHIS, TN



PROPERTY DESCRIPTION

- ★ 647,900 SF
- ★ One (1) bulk distribution building

INVESTMENT HIGHLIGHTS

- ★ Located in the heart of Southpoint Distribution Center, a 177-acre professionally planned industrial business park consisting of approximately 3.4 million square feet of industrial space
- ★ Adjacent to major trucking routes (Interstates 40, 240 and 55) and the BNSF intermodal facility
- ★ 100% leased to Disney Stores USA, LLC. with a security deposit (LOC) of \$5,000,000 and current lease expiration of 5/31/2020
- ★ Developed and owned by Panattoni, one of the nation's premier owners and operators
- ★ All e-Commerce sales for Disney Stores are conducted from this facility

www.cbremarketplace.com/disneydc/

JACKSONVILLE TRADEPORT

JACKSONVILLE, FL



PROPERTY DESCRIPTION

- ★ 904,380 SF
- ★ Eight (8) Class B distribution building park

INVESTMENT HIGHLIGHTS

- ★ Located in Jacksonville's Northside submarket, providing one of the most strategic distribution locations in the market with direct access to Jacksonville International Airport, I-95 and I-295
- ★ Jacksonville International Tradeport is a 425 acre master planned business park adjacent to Jacksonville International Airport
- ★ Rapidly improving market dynamics, with single digit vacancy combined with an A+ location and functional product
- ★ 52.4% occupied

www.cbremarketplace.com/jaxtradeport/

CHASTAIN MEADOWS

ATLANTA, GA



PROPERTY DESCRIPTION

- ★ 510,699 SF
- ★ Five (5) Class A distribution building park

INVESTMENT HIGHLIGHTS

- ★ Located in Atlanta's Northwest submarket, the park provides superior access to I-575 and I-75 with two points of ingress/egress via Chastain Road and Barrett Parkway, both of which are major interchanges.
- ★ Chastain Meadows is a 230 acre master planned business park with a dedicated divided median drive, heavy landscaping, excellent signage and CC&R's
- ★ 96% occupied by 16 tenants
- ★ Top-of- market building quality has attracted some of the best household name tenants in the market including Chrysler, ThyssenKrupp, Pepperidge Farm, The Home Depot, Hyundai and Snyder-Lance

www.cbremarketplace.com/cmeadows/

RENAISSANCE BUSINESS CENTER

LOUISVILLE, KY

www.cbremarketplace.com/rbc/

BID PROCESS



PROPERTY DESCRIPTION

- ★ 322,766 SF
- ★ One (1) Class A, multi-tenant distribution building

INVESTMENT HIGHLIGHTS

- ★ Located in Louisville's Southside/Airport submarket in close proximity to I-265, I-65, and UPS Worldport
- ★ 100% occupied by two investment grade tenants - Raytheon Company (NYSE: RTN; S&P: A) and Omnicare, Inc. (NYSE: OCR; S&P: BBB-)
- ★ Both tenants have unique operations within the facility with heavy capital investment resulting in an above market retention ratio
- ★ RBC features rear loading configuration with three office storefronts, 140' deep truck court, 32' clear height, ESRF, ample auto parking and a 1 acre paved outside storage lot

DESOTO TRADE CENTER

OLIVE BRANCH, MS

www.cbremarketplace.com/desototradecenter/

BID PROCESS



PROPERTY DESCRIPTION

- ★ 1,367,749 SF
- ★ Three (3) state-of-the-art multi-tenant Class A bulk distribution buildings

INVESTMENT HIGHLIGHTS

- ★ Strategically located less than one mile from both I-55 and US Highway 51 in Olive Branch, Mississippi, the park enjoys easy access to the Memphis' FedEx and UPS sorting hubs via direct access to Interstate 55
- ★ 100% leased with 4.69 weighted average years remaining to a diverse group of 6 tenants
- ★ Designed with the highest quality characteristics sought after including tilt-wall construction, multi-tenant design, 30' – 32' clear height, 5% average office finish, T-5 lighting, ESRF fire protection systems and additional trailer storage

INTERNATIONAL CORPORATE PARK

ORLANDO, FL

www.cbremarketplace.com/ICPorlando/

BID PROCESS



PROPERTY DESCRIPTION

- ★ 234,284 SF
- ★ Two (2) Class A single-tenant distribution buildings

INVESTMENT HIGHLIGHTS

- ★ Located in the Southeast Orange submarket
- ★ 100% leased with 5.9 years of weighted average lease term remaining
- ★ Leased to two tenants with excellent credit - Magical Cruise Co (d/b/a Disney Cruise Line) and Kratos Defense and Security (NAS: KTOS)
- ★ Both tenants have a strategic connection to the International Corporate Park location
- ★ Designed with the highest quality characteristics sought after including concrete tilt-wall construction, multi-tenant design, 24' – 28' clear height, T-5 lighting, and ESRF fire protection systems

LOGISTICS POINTE ATLANTA

ATLANTA, GA

www.cbremarketplace.com/logisticspointeatl/

BID PROCESS



PROPERTY DESCRIPTION

- ★ 650,259 SF
- ★ One (1) multi-tenant bulk distribution campus

INVESTMENT HIGHLIGHTS

- ★ Located in the heart of Atlanta's I-20 West industrial submarket providing superior access to I-20 and I-285, two of Atlanta's primary transportation arteries
- ★ 94% leased to four high quality tenants, each of which has a strategic connection to this location
- ★ Strategic advantage in the Fulton Industrial corridor with several unique features that separate it from competitive spaces:
 - » 24' – 27' clear height
 - » T-5 lighting
 - » Freezer/cooler space
 - » M-2 heavy industrial zoning
 - » Substantial trailer parking capabilities

CENTERGATE AT GRATIGNY

MIAMI, FL

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ 978,184 SF
- ★ One (1) Class A, multi-tenant distribution building

INVESTMENT HIGHLIGHTS

- ★ Located in Miami's premier Hialeah submarket, with excellent visibility from and immediate access to the Gratigny Parkway (SR 924)
- ★ 97.4% leased to a diversified roster of 4 tenants with a weighted average lease term of 8.8 years
- ★ Centergate features cross-dock loading with ample doors, 110' to 225' deep truck courts and a plethora of auto parking, with 1.36 spaces per 1,000 SF
- ★ The Property also includes an adjacent 27-acre rectangular land parcel capable of supporting an additional 597,166 SF

3312 NORTH BERKLEY LAKE ROAD

ATLANTA, GA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ 1,054,500 SF
- ★ One (1) Class B, multi-tenant distribution building

INVESTMENT HIGHLIGHTS

- ★ Located in a true infill location within the I-85 Northeast industrial submarket with no surrounding competitive development sites available
- ★ 100% occupied by 6 tenants with 5.65 years of weighted average lease term remaining
- ★ Highly functional Class B product featuring block and metal construction, 23' to 35' clear heights, active rail spur at the building that can accommodate 53 cars on site, tremendous amount of outside storage or excess trailer parking

SOUTHEAST

5290 OLD DIXIE HIGHWAY

ATLANTA, GA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ 226,239 SF
- ★ One (1) Class A, single-tenant, cross-dock, bulk distribution building

INVESTMENT HIGHLIGHTS

- ★ Located 1.5 miles from the I-75/I-285 interchange, 5290 Old Dixie Highway provides easy access to Hartsfield Jackson International Airport, I-75 and I-285.
- ★ Built in 1992 and renovated in 2004, the building features 32' clear height, 125' – 175' deep cross-dock loading configuration, low office finish (2%) and additional trailer storage
- ★ Currently 100% leased to Kmart Corporation (NASDAQ: SHLD) through June 30, 2018, this is a unique opportunity to acquire a stabilized core investment offering at a below replacement cost price

NORTH CAROLINA AND VIRGINIA INDUSTRIAL PORTFOLIO

WINSTON-SALEM, NC | RICHMOND, VA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ 1,435,678 SF
- ★ Twelve (12) Class A & B, stabilized bulk and light distribution buildings

INVESTMENT HIGHLIGHTS

- ★ The North Carolina Portfolio consists of nine buildings, four buildings totaling 739,500 SF in Northridge Business Park and five buildings totaling 312,352 SF in Westpoint Business Center.
- ★ The Virginia Portfolio is three buildings totaling 383,626 SF in the well located Richmond Airport submarket
- ★ 97% Leased and offers an outstanding tenant base and a proven track record of occupancy and rent stability over the last 15 – 20 years

SOUTHPARK DISTRIBUTION CENTER

MEMPHIS, TN

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ 1,610,854 SF
- ★ Five (5) multi-tenant bulk distribution buildings

INVESTMENT HIGHLIGHTS

- ★ Located in Southpark, the premiere industrial park in Memphis located near the BNSF Intermodal yard
- ★ The Memphis market has seen a swift improvement of fundamentals, as the vacancy rate has reached its lowest level in over 14 years and average rental rates have risen above prerecession levels
- ★ Currently 100% leased to 8 tenants with 6 years weighted average term remaining
- ★ Quality construction specifications include 24' - 30' clear heights, 120' - 130' truck courts, trailer parking, ESFR sprinklers and 8% office finish
- ★ Attractive staggered, low rollover with only 16% of the rent roll rolling in the first 5 fiscal years

HANESBRANDS DISTRIBUTION PORTFOLIO

WINSTON-SALEM, NC



UNDER CONTRACT

PROPERTY DESCRIPTION

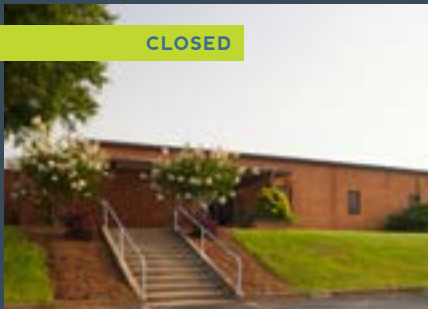
- ★ One 446,818 SF distribution facility & One 21,276 SF research and development facility

INVESTMENT HIGHLIGHTS

- ★ Located in Northridge Business Park, HBI's long-standing East Coast distribution hub
- ★ HBI has excellent credit quality and is currently rated BB by Standard & Poor's
- ★ HBI will begin occupying the research and development facility in 2015, and a 7.73-acre trailer parking facility adjacent to 710 and 711 Almondridge, to be constructed by the Seller in early 2015
- ★ The properties are 100% occupied by HBI under one lease, which was recently extended through December 31, 2025.

950 BRISACK ROAD

SPARTANBURG, SC



CLOSED

PROPERTY DESCRIPTION

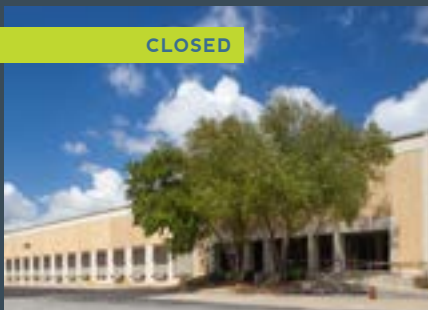
- ★ 226,140 SF
- ★ One (1) distribution building located in the Greenville-Spartanburg market

INVESTMENT HIGHLIGHTS

- ★ Superior location approximately halfway between Atlanta and Charlotte and equidistant between New York City and Miami
- ★ Direct access to key transportation drivers: Located 0.3 miles from I-85, 0.8 miles from I-26, 7.3 miles from Downtown, Spartanburg, & 15.8 miles from Greenville - Spartanburg International Airport
- ★ 100%-leased through January 2020 to William Prym Holdings GmbH & Co. KG which was founded in 1530, with the subsidiary Prym Consumer USA, Inc. operating at the property
- ★ 5.00 years of weighted average term remaining and 22% rent escalation in February 2015 followed by 3% annual rental escalations thereafter

THE ATLANTA VALUE-ADD DISTRIBUTION PORTFOLIO

ATLANTA, GA



CLOSED

PROPERTY DESCRIPTION

- ★ 570,907SF
- ★ Three (3) Class B bulk distribution buildings

INVESTMENT HIGHLIGHTS

- ★ Located SF in the rapidly recovering I-85 Northeast and South Atlanta industrial submarkets
- ★ Currently 89.3% leased, the portfolio boasts a stable current cash flow with the ability to take advantage of competitive leasing markets and rising rents
- ★ The portfolio's weighted average in-place rents are 35% below conservative market rents
- ★ Each building profile provides the ability to harvest value through lease up of vacancy, renewal of tenants with near term expirations and rolling below market rents

SOUTHEAST

CLASS A CHICAGO & OHIO INDUSTRIAL PORTFOLIO

CHICAGO, IL; CINCINNATI & COLUMBUS, OH

www.cbremarketplace.com/class-a-chicago-ohio



PROPERTY DESCRIPTION

- ★ Five industrial buildings totaling 873,376 SF
- ★ Class A properties with an average office finish of 10.1% and average clear height of 28'
- ★ The lone vacancy in the Portfolio is a 76,590 SF space with class A characteristics including 30' clear height, ESFR sprinklers and ample loading and parking

INVESTMENT HIGHLIGHTS

- ★ 91% leased to six tenants
- ★ Average remaining lease term of 5.2 years
- ★ Diverse rollover schedule with no leases expiring in the first three years and a six-year average lease rollover of 7.2% per year
- ★ The three markets in this Portfolio are scattered throughout the Midwest and have vacancy rates ranging between 5.0% - 5.4% with limited new construction coming on line

3501 MOUNT PROSPECT ROAD

FRANKLIN PARK, IL

www.cbremarketplace.com/3501-mount-prospect



PROPERTY DESCRIPTION

- ★ 362,600 SF distribution building
- ★ The Property has 24' clear height, 3.0% office finish, 21 rail doors and 41 exterior docks
- ★ The building was recently upgraded with T-5 lighting with motion sensors throughout the entire warehouse
- ★ The Property was awarded a 6B tax abatement in November 2014 that will reduce property taxes through November 2026

INVESTMENT HIGHLIGHTS

- ★ 100% leased to two tenants
- ★ Centrally located within an infill area of Chicago with quick access to several interstates and close proximity to O'Hare International Airport
- ★ Two new leases that commenced in December 2014 and January 2015
- ★ Average remaining lease term of 4.1 years
- ★ Year 1 NOI of \$1,505,391 (\$4.15 PSF)

FUJIFILM GRAPHIC SYSTEMS DIVISION HEADQUARTERS

HANOVER PARK, IL

www.cbremarketplace.com/fujifilm



PROPERTY DESCRIPTION

- ★ 321,378 SF
- ★ 100,695 SF (31.3%) of office area on 3 stories
- ★ Built in 2001 on 16.5 acres

INVESTMENT HIGHLIGHTS

- ★ 100% triple net leased through September 2021 to FujiFilm Holdings America Corporation at \$6.29 PSF with 2.5% annual escalations
- ★ Mission critical location for FujiFilm as it serves as the headquarters for their Graphic Systems Division as well as one of three U.S. distribution centers servicing the central region of the U.S.
- ★ Constructed in 2001 by IDI, the Property features 36' clear height, ESFR sprinklers, T-8 lighting, 140' truck court depth and 325 parking spaces (expandable to 475)
- ★ Located in the Turnberry Lakes International Business Center, a high image industrial park in the heart of the western suburbs with excellent expressway access and visibility

CHICAGO INFILL VALUE-ADD OPPORTUNITY

NORTH CHICAGO & CHICAGO, IL

www.cbremarketplace.com/victoria-skokie



PROPERTY DESCRIPTION

- ★ Two buildings totaling 642,397 SF
- ★ 58.52 Acres
- ★ Built between 1950 & 1961 and renovated in 2007 and 2012

INVESTMENT HIGHLIGHTS

- ★ 3601 Skokie Highway is located on 53 acres and allows for a wide range of potential opportunities for future construction. Also located in the City of North Chicago, which currently has no available spaces in any building
- ★ The Skokie Highway corridor has a thriving retail and car dealership user bases, representing a unique opportunity for repositioning/redevelopment of the site
- ★ 4201 West Victoria is located in the City North industrial submarket, with no land available. This allows for strong developer demand for infill speculative construction
- ★ An investor has the opportunity to reposition 4201 West Victoria or redevelop into an 85,000 – 100,000 SF new building that would attract rents as high as \$6.75 PSF NNN

OHIO INDUSTRIAL PORTFOLIO

CINCINNATI & COLUMBUS, OH

www.cbremarketplace.com/tpg-ohio



PROPERTY DESCRIPTION

- ★ 15 buildings totaling 1.9 million SF
- ★ 84% leased to 19 tenants
- ★ Average clear height of 21' – 26'

INVESTMENT HIGHLIGHTS

- ★ Average remaining lease term of 2.64 years
- ★ Institutionally managed and operated assets with historic ownership by Prologis
- ★ Year 1 NOI at 84% occupancy of \$1.82 PSF has substantial upside and is 30% below expected portfolio stabilization point
- ★ Cincinnati ended 2014 with a 5.3% vacancy, down 255 basis points from two years prior and the lowest level in the last decade
- ★ Columbus ended 2014 with a 5.8% vacancy, down 30 basis points from one year ago and 780 basis points from the previous peak in 2010

CHICAGO INDUSTRIAL PORTFOLIO

CHICAGO, IL

www.cbremarketplace.com/chicago-industrial-portfolio2015



PROPERTY DESCRIPTION

- ★ Four buildings totaling 1.0 million SF
- ★ 7.6% average office finish
- ★ Institutional quality assets with ample car parking and significant capital investment

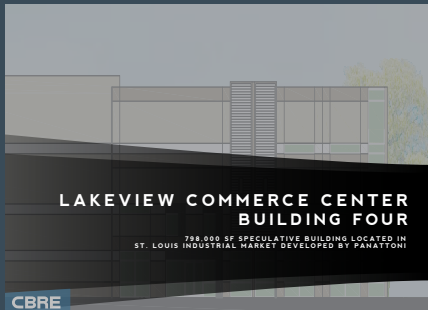
INVESTMENT HIGHLIGHTS

- ★ 100% leased to seven tenants with 6.5 years of lease term remaining
- ★ Average lease rollover of 1.9% in the first five years, with no rollover in the first two years
- ★ Located throughout Metro Chicago in several strong submarkets

LAKEVIEW COMMERCE CENTER - BUILDING FOUR

EDWARDSVILLE, IL

www.cbremarketplace.com/lakeview-4



PROPERTY DESCRIPTION

- ★ Proposed state-of-the-art 798,000 SF cross-docked warehouse
- ★ The class A building will feature 36' clear height, 105 dock doors, 4 drive-in doors, 234 trailer stalls and T-5 lighting
- ★ Located on 57.3 acres in the ±750-acre master-planned business park known as Lakeview Commerce Center, developed by Panattoni Development Company

INVESTMENT HIGHLIGHTS

- ★ The offering is being marketed as a joint venture partnership, where Panattoni is seeking an equity partner for the development of the Property
- ★ It is Panattoni's goal, that with the successful completion of the LCC 4 joint venture, that the new venture will pursue new speculative opportunities on a going-forward basis

- ★ There are currently zero buildings above 400,000 SF currently available in Metro St. Louis, making this an ideal time to begin construction on a speculative

WILMINGTON INDUSTRIAL PORTFOLIO

WILMINGTON, OH

www.cbremarketplace.com/wilmington-industrial



PROPERTY DESCRIPTION

- ★ Three buildings totaling 526,019 SF
- ★ 95% leased to 4 tenants
- ★ Class A institutional quality assets with state-of-the-art specifications

INVESTMENT HIGHLIGHTS

- ★ Located in Wilmington industrial market, an ancillary market of Greater Cincinnati. The Properties benefit from an adjacent air park featuring a fully functioning airport with two runways that can accommodate planes of any size and make
- ★ Diversified national and international tenant bases

- ★ 7.12 years of weighted average lease term remaining

GANDER MOUNTAIN DISTRIBUTION CENTER

LEBANON, IN



PROPERTY DESCRIPTION

- ★ 707,952 SF
- ★ Constructed in 1996/1997 and expanded by 150,000 SF in 2012
- ★ Rear-loaded building has the capability to be cross-docked in expansion portion

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Gander Mountain Company through January 31, 2024 at \$3.25 PSF Modified Gross with ±3.0% annual rent increases
- ★ Class A building with institutional quality specifications and features including 27' clear height, ESFR sprinklers, T-5 lighting and 2.0% office finish

- ★ Located in the Lebanon Business Park, which currently has only one vacant space totaling 134,000 SF, bringing the park's current vacancy rate to 1.6%

CHICAGO INDUSTRIAL PORTFOLIO

CHICAGO, IL

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Five buildings totaling 190,795 SF
- ★ 36% average office finish
- ★ Constructed between 1986 and 2002

INVESTMENT HIGHLIGHTS

- ★ 100% leased to eight tenants with a weighted average lease term of 5.62 years
- ★ Two of the six tenants are investment grade rated
- ★ Located throughout Metro Chicago in several strong submarkets

BRIDGE POINT NORTHLAKE

NORTHLAKE, IL

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Proposed 36' clear, cross-docked warehouse totaling 588,284 SF
- ★ State-of-the-art building situated on 30.54 acres
- ★ Class A building that will feature 112 trailer stalls, 85 dock doors and 4 drive-in doors

INVESTMENT HIGHLIGHTS

- ★ The offering is being marketed as a forward sale, whereby the Buyer executes a purchase and sale agreement with Bridge Development Partners prior to commencement of construction
- ★ Bridge Development will develop the proposed building and deliver a warm, dark shell at a set price
- ★ With no availability for class A spaces in excess of 400,000 SF and only five spaces above 200,000 SF currently available in the four surrounding submarkets (West, Near West, O'Hare & Southwest), it is the ideal time to begin construction on a speculative building

COMMERCE CENTER AT PARK 370

HAZELWOOD, MO

CLOSED



PROPERTY DESCRIPTION

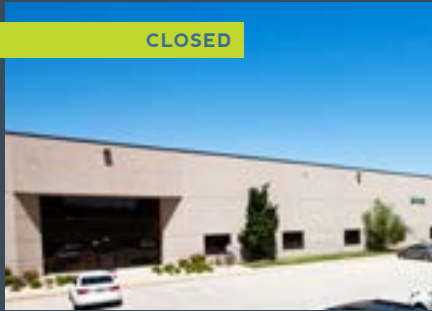
- ★ 215,935 SF
- ★ Constructed in 2006 with 24' clear height, 27 dock doors and 3 DID's
- ★ 12.3% office finish

INVESTMENT HIGHLIGHTS

- ★ Class A multi-tenant distribution facility with a roof warranty in place through 2021
- ★ 100% triple-net leased to four tenants with a weighted average lease term of 1.68 years remaining
- ★ Located in North County submarket, which is St. Louis' largest industrial submarket. North County has a current vacancy rate of 5.7% (2Q 2014)

MILWAUKEE CLASS A PORTFOLIO

MILWAUKEE, WI



PROPERTY DESCRIPTION

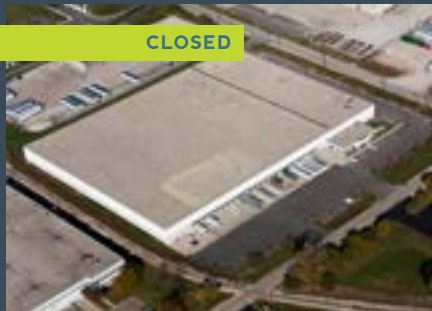
- ★ Three Class A buildings totaling 408,852 SF
- ★ The properties have clear heights ranging from 24' -28' and an average office finish of 16.9%
- ★ Constructed between 1995 - 2010

INVESTMENT HIGHLIGHTS

- ★ 100% net leased to five tenants
- ★ Located in Milwaukee's Southeast Waukesha County submarket, which has an industrial base of 17 million SF. The submarket's location, easy access to transportation routes and quality labor have been the driving force of its success
- ★ Weighted average lease term of 6.3 years

VALID USA DISTRIBUTION CENTER

BOLINGBROOK, IL



PROPERTY DESCRIPTION

- ★ 225,203 SF
- ★ Front-loaded with 23 exterior docks and one DID
- ★ Roof installed in 2014 with a 15 year warranty

INVESTMENT HIGHLIGHTS

- ★ 100% NNN leased to Valid USA, Inc. through May 31, 2029 at \$3.90 PSF with 2.50% annual rent increases
- ★ Lease is guaranteed by the tenant's Brazilian parent company, Valid S.A. (BVMF: VLID3)
- ★ Building has recently undergone significant capital improvement work

EL PASO LOGISTICS PORTFOLIO – 11 LEIGH FISHER

EL PASO, TX



PROPERTY DESCRIPTION

- ★ One Institutional Quality Building built in 1983 with clear heights 21'.
- ★ 105,000 square feet and 100% leased.
- ★ Located El Paso's Central submarket.

INVESTMENT HIGHLIGHTS

- ★ Prime location within the Butterfield Trail Industrial Park.
- ★ Located adjacent from the El Paso International Airport which sees 90,000 tons of cargo annually.
- ★ 100% leased to ConAgra Foods through June of 2016

PIONEER 360

DALLAS, TX



PROPERTY DESCRIPTION

- ★ Three Class A Buildings built in 2008 & 2009 with clear heights 24' – 35'.
- ★ 1,163,465 square feet and 97% leased.
- ★ Located in the Great Southwest Arlington submarket.

INVESTMENT HIGHLIGHTS

- ★ Prime location in the middle of the Metroplex with access to DFW International Airport and all major highways.
- ★ Great Southwest Arlington vacancy rate is 170 basis points below the DFW market average.
- ★ Diverse tenant base of light industrial and bulk users.

www.cbremarketplace.com/pioneer360

AMON CARTER & TRINITY

FORT WORTH, TX



PROPERTY DESCRIPTION

- ★ Three light industrial buildings
- ★ Demised suites sizes ranging from 2,500 to 25,000 square feet
- ★ Strategic location with excellent access to infrastructure

INVESTMENT HIGHLIGHTS

- ★ 100% leased providing a reliable in-place cash flow
- ★ Located just minutes from DFW International Airport
- ★ Excellent combination of large and small suite sizes

www.cbremarketplace.com/amoncarterandtrinity

INTERNATIONAL TRADE CENTER 5

MCALLEN, TX

www.cbremarketplace.com/internationaltradecenter5



PROPERTY DESCRIPTION

- ★ Class A, state-of-the-art warehouse and distribution facility located within Sharyland Business Park
- ★ 332,800 SF (6.2% office)
- ★ 100% leased to ALPS Logistics (TYO: 6770) through March 2020.

INVESTMENT HIGHLIGHTS

- ★ New construction (2007), with specifications including ESFR, 30' clear, tilt-up construction, 52' x 50' construction, 6" reinforced concrete slab, and ample employee and truck parking
- ★ Triple Freeport Exempt, Foreign Trade Zone Status
- ★ ALPS utilizes the space for the assembly, storage, and distribution of high-value electronic components

PORT CROSSING COMMERCE CENTER

HOUSTON, TX

www.cbremarketplace.com/portcrossing



BID PROCESS

PROPERTY DESCRIPTION

- ★ Three state-of-the-art industrial buildings
- ★ 148 Acres of prime development land
- ★ 100% leased to four tenants

INVESTMENT HIGHLIGHTS

- ★ Prime location at the Port of Houston between the Bayport & Barbour's Cut container terminals.
- ★ Served by a 22-track rail yard operated by Rail Logix, LP.
- ★ The City of LaPorte benefits from the Foreign Trade Zone (FTZ) designation.

GSW & ALLIANCE INDUSTRIAL PORTFOLIO

DALLAS / FORT WORTH, TX

www.cbremarketplace.com/gswallianceportfolio



BID PROCESS

PROPERTY DESCRIPTION

- ★ 6 property portfolio located throughout GSW and AllianceTexas Submarkets
- ★ 100% leased to national and regionally renowned tenants
- ★ 739,701 SF

INVESTMENT HIGHLIGHTS

- ★ Opportunity to acquire a critical mass of stabilized real estate in two of the strongest submarkets in DFW
- ★ Below market in-place rents provide upside to future ownership in a supply constrained GSW submarket
- ★ Low office percentage (10% on average throughout the portfolio)

CBRE NATIONAL PARTNERS ★ **March 2015** ★ AVAILABLE LISTINGS

HEINZ & CARRIER

DALLAS /FORT WORTH, TX

www.cbremarketplace.com/heinzandcarrier

BID PROCESS



PROPERTY DESCRIPTION

- ★ 2 institutional quality warehouse and distribution facilities located in the Great Southwest Industrial Submarket
- ★ 301,953 SF
- ★ 100% leased to two tenants

INVESTMENT HIGHLIGHTS

- ★ The Portfolio is located in the supply constrained North Great Southwest Industrial submarket
- ★ The two tenants have 5.3 years of weighted average remaining term
- ★ Both assets have been institutionally owned and managed and are of superior quality to competing buildings in the submarket

DFW CORPORATE DRIVE

DALLAS, TX

www.cbremarketplace.com/dfwcorporatedrive/

BID PROCESS



PROPERTY DESCRIPTION

- ★ Two Class A industrial Buildings
- ★ 100% leased to six tenants
- ★ Institutionally owned and maintained

INVESTMENT HIGHLIGHTS

- ★ Proximity to the fourth-busiest airport in the world (approximately 4.2 miles away)
- ★ Historical occupancy has remained at or above 95% since inception
- ★ The average in-place rent is currently below market by 6%

PARK 20/35

DALLAS, TX

www.cbremarketplace.com/park20-35/

BID PROCESS



PROPERTY DESCRIPTION

- ★ 5 state-of-the-art industrial buildings
- ★ 3,406,582 SF
- ★ 81% Leased (Tenants include BMW and PepsiCo)

INVESTMENT HIGHLIGHTS

- ★ Combines a Portfolio of premier distribution facilities and a future development pipeline of 36.4 acres
- ★ State-of-the-Art specifications including new construction, 32' clear heights, large truck courts, and secure truck courts
- ★ Leased to a blue-chip roster of tenants with an average remaining lease term of 7 years
- ★ Strategically located at the intersection of I-35E and I-20 in the South Dallas submarket

TEXAS DUGAN PORTFOLIO

DALLAS, TX

BID PROCESS



PROPERTY DESCRIPTION

- ★ Industrial and single-story office product in top DFW submarkets
- ★ Prime locations close to the DFW Airport
- ★ Strong occupancy at 99% with only one existing vacancy

INVESTMENT HIGHLIGHTS

- ★ Industrial construction vs. absorption imbalance in DFW for product under 250,000 SF
- ★ Functional multi-tenant design
- ★ Institutionally maintained for multiple years

TEXAS INDUSTRIAL PORTFOLIO

DALLAS, HOUSTON, & SAN ANTONIO, TX

BID PROCESS



PROPERTY DESCRIPTION

- ★ 19 building portfolio
- ★ Primarily light industrial buildings
- ★ Key Texas markets

INVESTMENT HIGHLIGHTS

- ★ Opportunity to acquire assets in three Texas markets in one transaction.
- ★ Value-Add Investment – occupancy of 91% provides upside potential through lease-up of vacancy.
- ★ Multi tenant design offers safe and predictable income stream.

STONEHOLLOW INDUSTRIAL PORTFOLIO

AUSTIN, TX

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ 6 asset portfolio located in Austin
- ★ Light industrial buildings
- ★ 96% leased with only one existing vacancy

INVESTMENT HIGHLIGHTS

- ★ The Portfolio is located in the inner core of the highly desirable and development restricted North Austin Industrial Submarket
- ★ Functional multi-tenant design
- ★ Leased by 19 quality and credit tenants

TULSA INDUSTRIAL PORTFOLIO

TULSA, OK



PROPERTY DESCRIPTION

- ★ Four industrial properties (nine buildings) in Tulsa, Oklahoma.
- ★ 95% leased to thirty-three national and regional credit tenants
- ★ 523,624 square feet

INVESTMENT HIGHLIGHTS

- ★ Value-add opportunity with increasing market fundamentals
- ★ Demised suites ranging in size from 3,042 to 70,560 square feet provides a functional, multi-tenant design
- ★ \$1.9 Million in-place NOI

BELTWAY NORTH COMMERCE CENTER

HOUSTON, TX



PROPERTY DESCRIPTION

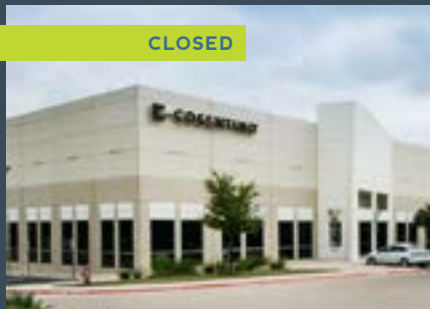
- ★ State-of-the-art forward sale
- ★ 352,000 SF
- ★ LEED® registered, cross-dock

INVESTMENT HIGHLIGHTS

- ★ Institutional quality, registered under the LEED® green building program featuring state-of-the-art specifications
- ★ Highly flexible and functional building that is an attractive option for all types of prospects
- ★ High visibility with direct access to Beltway 8, I-45, U.S. 59, and the Hardy Toll Road
- ★ More than 1,200 feet of freeway frontage on Beltway 8

AIRPORT COMMERCE PARK

AUSTIN, TX



PROPERTY DESCRIPTION

- ★ 238,838 Square Feet
- ★ 100% Leased
- ★ Six buildings built 2007

INVESTMENT HIGHLIGHTS

- ★ Six building light industrial portfolio located in the rapidly growing Southeast industrial submarket.
- ★ Quick access to downtown Austin and Austin-Bergstrom International Airport.
- ★ 100% leased to a diverse blend of stable tenants.

9453 OWENSMOUTH AVENUE & 21411 PRAIRIE STREET

CHATSWORTH, CA

www.cbremarketplace.com/ChatsworthIndBldgs/



BIDS DUE 3/10

PROPERTY DESCRIPTION

- ★ Two 100% leased, institutional quality, freestanding industrial buildings totaling 225,720 SF.
- ★ Strategically located in the highly desirable San Fernando Valley, a market with extremely low vacancy and a lack of functional product.
- ★ Strategic locations with convenient access to multiple transportation routes.

INVESTMENT HIGHLIGHTS

- ★ Below Replacement Cost
- ★ Highly committed tenant
- ★ Low market vacancy

SOUTH BAY INDUSTRIAL PORTFOLIO

COMPTON & TORRANCE, CA

www.cbremarketplace.com/Southbayindp/



BIDS DUE 3/19

PROPERTY DESCRIPTION

- ★ Six institutional quality, single and multi-tenant industrial properties
- ★ 100% leased industrial portfolio totaling 284,960 SF
- ★ Diversified tenant mix with varying lease expirations
- ★ Strategic infill South Bay location with Proximity to Ports of Los Angeles & Long Beach

INVESTMENT HIGHLIGHTS

- ★ Buildings are individually parceled allowing for user sales in the future which can garner a higher price
- ★ Increasing construction costs and land values coupled with a lack of available land have created barriers to new development. This provides an opportunity to purchase the properties at a price below replacement cost.
- ★ Strong market dynamics with a 1.6% vacancy rate and 1.8 MSF of net absorption in 2014

CANYON PARK BUSINESS CENTER AND WOODLANDS TECHNOLOGY BLDG. 1 & LAND

BOTHELL, WA



BIDS DUE 3/24

PROPERTY DESCRIPTION

- ★ Canyon Park Business Center consists of 17 buildings and totals 632,591 SF. This is a value add investment opportunity located in Bothell, WA.
- ★ Woodlands Technology Campus Building 1, is a 85,111 square foot institutional quality office building located in Bothell, WA
- ★ Woodlands Technology Campus (WTC) land is a 28.4 acre site offering up to 600,000 SF of Class A office space.

INVESTMENT HIGHLIGHTS

- ★ At 72.1% leased, Canyon Park presents investors with a value-add opportunity to re-stabilize the buildings or selectively monetize them to owner-users.
- ★ Woodlands Technology is currently 84.2% leased to a diversified tenant roster of office and medical office tenants.
- ★ Please note these properties can be purchased individually or as a portfolio.

FREEWAY INDUSTRIAL PARK

RIVERSIDE, CA

www.ipsocal.com/freewayind

BIDS DUE 3/25



PROPERTY DESCRIPTION

- ★ Best in class multi-tenant industrial project
- ★ Well leased, 17 building industrial project totaling ±481,038 square feet.
- ★ The property is part of the Hunter Industrial Park, the largest master planned park in the area.
- ★ Desirable Inland Empire location / I-215, SR-60, and SR-91 interchange.

INVESTMENT HIGHLIGHTS

- ★ Significant upside potential through three avenues: lease-up of vacant space; moving current rents, which are 12% below market and 35% below peak rents, to market and there is the potential to selloff individual buildings to users at much higher prices to reduce basis.
- ★ Estimated pricing at significantly below the estimated replacement of \$132.

- ★ Offers instant scale and market presence which is highly unusual, particularly in the multi-tenant category

868 & 836 COWAN ROAD

BURLINGAME, CA

www.cbremarketplace.com/CowanRoad/



PROPERTY DESCRIPTION

- ★ World class location adjacent to SFO Airport
- ★ 55,700 SF industrial building & 2.5 acre parking lot
- ★ Class A Real estate with valuable food related improvements

INVESTMENT HIGHLIGHTS

- ★ 100% leased to two credit tenants, Sky Chefs, Inc. & Dollar Rent-A-Car, through February 2021 with annual CPI increases
- ★ Potential redevelopment opportunity
- ★ Strong market dynamics with a vacancy rate of 4.1% for industrial

BIRTCHER CENTER AT TOWNSEND WAY

PORTLAND, OR

COMING SOON



PROPERTY DESCRIPTION

- ★ Class A, multi-tenant industrial park located in Fairview-Airport Way, one of Portland's strongest industrial submarkets.
- ★ Exceptional opportunity to acquire three Class A, concrete tilt-up buildings totaling 397,934 square feet on 20.43 acres of land.
- ★ Well leased to a variety of different distribution, logistics, and light manufacturing companies.

INVESTMENT HIGHLIGHTS

- ★ The property features tenants with remaining lease terms ranging from 2 to 7 years and the tenants are paying current market rent with market escalations.
- ★ 83% of the tenants have leases through 2018-2021, providing an investor with a stable cash flow.

- ★ Portland Industrial vacancy is holding steady at 5.3%, down nearly 3% from its 2010 peak vacancy

353 MEYER CIRCLE

CORONA, CA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ High quality industrial building totaling 201,380 SF
- ★ Attractive features including well-appointed office, dock high loading, ample parking and valuable cold storage improvements including approximately
- ★ 15,000 SF of freezer and 5,000 SF of cooler.

INVESTMENT HIGHLIGHTS

- ★ 100% leased to long-term tenant Core-Mark International, Inc through March 2023
- ★ Strategic location in desirable city of Corona with ability to leverage adjacency to Orange County and Western Inland Empire cities.
- ★ Located in the Inland Empire, one of the most dynamic markets in the country
- ★ The Corona submarket has an extremely low vacancy rate of 1.7%

CITRUS BUSINESS PARK

RIVERSIDE, CA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Class A multi-tenant park totaling 192,434 SF with proximity to 60, 91, 215 Freeways
- ★ High quality construction with dock high and grade level loading
- ★ 93% leased to quality tenants
- ★ Value-add user sale opportunity
- ★ Below replacement cost

INVESTMENT HIGHLIGHTS

- ★ Below market rents
- ★ Multi-Tenant Segment Continues to tighten with Very Little Inventory Remaining
- ★ Inland Empire Continues to Lead the Nation for Absorption

PARKWAY WOODS BUSINESS PARK

26600 SW PARKWAY AVE., WILSONVILLE, OR

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Three-building office & industrial corporate campus totaling 581,513 SF
- ★ Improvements include office, lab, research, production, manufacturing and distribution space within a pristine campus environment
- ★ Excellent freeway visibility, on site public transportation options and immediate access to abundance of amenities

INVESTMENT HIGHLIGHTS

- ★ Vacancy provides opportunity to significantly enhance cash flow through the lease-up of existing space
- ★ Significant discount to replacement cost
- ★ Emerging submarket with single digit vacancy

TUALATIN CORPORATE CENTER

TUALATIN, OR

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Institutional quality, Class A industrial park totaling 401,688 SF
- ★ Seven buildings featuring excellent dock high and grade level loading, secure truck courts, ample car parking and well-appointed office space
- ★ Strategic centralized location

INVESTMENT HIGHLIGHTS

- ★ 94% leased to diverse tenant base with high tenant retention probability
- ★ In-fill core submarket
- ★ Balanced lease expiration schedule

OLAM INTERNATIONAL WAREHOUSE

KING CITY, CA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Highly functional industrial building totaling 400,320 SF
- ★ Located in California's Central Coast with proximity to SR-101
- ★ Features 30' clearance, 16 dock doors, 60'x60' bay spacing and ample power

INVESTMENT HIGHLIGHTS

- ★ 100% leased to quality tenant Olam International through May 2017
- ★ Potential owner-user opportunity
- ★ Below replacement cost

KEYSTONE WEST

PATTERSON, CA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Class A industrial distribution building totaling 529,970 SF
- ★ Strategically located in California's Central Valley market
- ★ Features 32' clearance, cross-dock loading, 143' secured truck courts, T-5 lighting, ESFR sprinklers and ample trailer and car parking

INVESTMENT HIGHLIGHTS

- ★ 100% leased to two highly regarded tenants
- ★ Strong market dynamics with historically low vacancy rate and six consecutive quarters of positive net absorption
- ★ There are currently no vacant buildings in Patterson and only two Class A buildings in the Central Valley over 300,000 SF

PORT COMMERCE CENTER

TACOMA, WA



PROPERTY DESCRIPTION

- ★ Class A, single and multi-tenant industrial park totaling 1,023,438 SF
- ★ Newly constructed buildings with 24'-30' clearance, ESFR, excellent loading, visibility and corporate image
- ★ Strategic location on Port of Tacoma land just south of main docks

INVESTMENT HIGHLIGHTS

- ★ 100% leased to quality tenants
- ★ Foreign Trade Zone designation, which reduces or eliminates Customs duties
- ★ Strong market dynamics with 1.1 million SF of net absorption and a vacancy rate of 6.0%

SUGAR FOODS BUILDING

SUN VALLEY, CA



PROPERTY DESCRIPTION

- ★ Superior Class A, highly functional industrial building totaling 168,000 SF
- ★ Strategically located in San Fernando Valley in stable Los Angeles industrial market
- ★ Features 24' minimum clearance, excellent loading, ample parking and sprinklers

INVESTMENT HIGHLIGHTS

- ★ 100% leased to long-term tenant Sugar Foods Corporation through July 2019
- ★ Strong market dynamics with 1.3% vacancy
- ★ High barriers to entry

301 AEROJET AVENUE

AZUSA, CA



PROPERTY DESCRIPTION

- ★ ±8.35 Acres in the Highly Desirable San Gabriel Valley
- ★ Industrial development opportunity
- ★ Site supports flexible sizes from big box to a multi-tenant development for sale or lease

INVESTMENT HIGHLIGHTS

- ★ Limited supply of industrially-zoned land within the San Gabriel Valley greater than 5 acres.
- ★ San Gabriel Valley submarket is one of the tightest markets in Los Angeles County with an availability rate at 4.0% and a vacancy rate below 2.0%.
- ★ Business-friendly City of Azusa is anxious for new construction.

34.6 ACRE LAND DEVELOPMENT OPPORTUNITY

MORENO VALLEY, CA

www.cbremarketplace.com/34acresMorenoValley/



PROPERTY DESCRIPTION

- ★ 34.6 Acre Land development opportunity
- ★ Strategic Inland Empire location with proximity to I-215 freeway
- ★ Excellent Distribution location to service Southern California

INVESTMENT HIGHLIGHTS

- ★ Currently in commercial and office zones, though it has the potential to be rezoned for industrial uses.
- ★ Ownership is willing to participate in a longer escrow process to accommodate a zone change.
- ★ The site could accommodate a ±600,000 SF building and a ±150,00 SF building.

21.7 ACRE DEVELOPMENT OPPORTUNITY

PERRIS, CA

www.cbremarketplace.com/21acresPerris/

ASKING PRICE: \$5.2 M (\$5.50 PLSF)



PROPERTY DESCRIPTION

- ★ Large, well located land site totaling 21.7 acres in the Inland Empire on Harley Knox Blvd & I-215
- ★ Desirable Inland Empire location/ I-215 freeway visible
- ★ Flexibility for multiple uses including Industrial, office and retail

INVESTMENT HIGHLIGHTS

- ★ Potential to rezone to industrial and accommodate a ±350,000 SF industrial building. There has been a strong recovery for this size range as evidenced by the 4.3% vacancy rate
- ★ Several Fortune 500 companies with close proximity
- ★ Institutional ownership in the submarket
- ★

189 ACRE LAND DEVELOPMENT OPPORTUNITY

JURUPA, VALLEY, CA

www.cbremarketplace.com/Rubidoux/



PROPERTY DESCRIPTION

- ★ 189 gross acres of industrial zoned land in the City of Jurupa Valley, CA
- ★ Well-located, prime industrial site with excellent access to four major freeways: SR-60, I-215, I-10 and I-15
- ★ Located in strategic Inland Empire West submarket

INVESTMENT HIGHLIGHTS

- ★ Desirable E-commerce location
- ★ Limited supply of Large Class A Buildings
- ★ Lower drayage costs compared to Inland Empire East

CHICAGO GATEWAY

RIVERSIDE, CA

www.cbremarketplace.com/ChicagoGatewayOfficeBldgs/

PRICE: \$11.1M, 8.07% YR. 1 CAP



PROPERTY DESCRIPTION

- ★ Two professional office buildings totaling 60,806 SF
- ★ Strategically located in Inland Empire with excellent freeway access

INVESTMENT HIGHLIGHTS

- ★ 96% leased to quality, diverse tenants
- ★ Improving market dynamics
- ★ Attractive yield
- ★ 11.0% year 1 cash on cash return

PARK PLAZA

REDLANDS, CA

www.cbremarketplace.com/ParkPlaza/



PROPERTY DESCRIPTION

- ★ Three Class A office buildings totaling 54,049 SF
- ★ Strategically located in Inland Empire with excellent freeway access
- ★ Features a “corporate headquarters” image

INVESTMENT HIGHLIGHTS

- ★ Improving market dynamics
- ★ Value-Add Opportunity – Low basis with significant upside

CHICAGO GATEWAY OFFICE CONDOS

RIVERSIDE, CA

www.cbremarketplace.com/ChicagoGatewayCondos/



PROPERTY DESCRIPTION

- ★ Twelve office condos in five buildings totaling 50,969 SF
- ★ Strategically located in Inland Empire with excellent freeway access

INVESTMENT HIGHLIGHTS

- ★ Improving market dynamics
- ★ Attractive basis – big discount to replacement cost

NEC RESERVOIR & GRAND AVENUE

POMONA, CA

www.cbremarketplace.com/PomonaLand/



PROPERTY DESCRIPTION

- ★ Land opportunity totaling ±3.415 acres
- ★ Desirable San Gabriel Valley location
- ★ Flexibility for multiple uses

INVESTMENT HIGHLIGHTS

- ★ Stable infill market with long-term growth potential
- ★ Site has development potential for a variety of uses including office, light industrial, other workplace or residential
- ★ Unique opportunity to acquire 1 and/or 2 land parcels ideally located

PROVIDENCE BUSINESS CENTER

6301 ARCHIBALD AVENUE | EASTVALE, CA



PROPERTY DESCRIPTION

- ★ 53 acre fully entitled industrial land development opportunity
- ★ Good product segmentation with a desirable range of building sizes from 10,600 square feet to 254,810 square feet.
- ★ The buildings are individually parceled for user sales and provide secured yards and ample dock high loading.
- ★ Features 694,770 square feet of industrial, office and retail space.

INVESTMENT HIGHLIGHTS

- ★ Will be one of the first sites in the area to be fully entitled and ready to build, offering a competitive advantage to alternative sites with the ability to bring product to the market quickly
- ★ Largest building is a state-of-the-art facility, designed to be divisible and has separate legal parcels for future flexibility

WATERSIDE CENTER

3110 & 3200 E. GUAISTI ROAD, ONTARIO, CA



PROPERTY DESCRIPTION

- ★ Two Class A office buildings totaling 159,092 SF
- ★ Fully sprinklered, strobes and alarm, fire alarm annunciator, two hydraulic passenger elevators and one hydraulic freight elevator in both buildings

INVESTMENT HIGHLIGHTS

- ★ 97% leased to diverse, quality tenants
- ★ Strategically located in the highly desirable Inland Empire
- ★ Decreasing vacancy rate as average asking lease rate ticks up

TRI-CITY CORPORATE CENTRE

SAN BERNARDINO, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Premier master planned mixed-use development on 153 acres
- ★ Includes seven Class A office towers, five two-story office buildings and four single-story office projects
- ★ Amenities on site include several service retail locations and a wide variety of quick service restaurants, sit-down restaurants and other retail support amenities

INVESTMENT HIGHLIGHTS

- ★ Project has maintained an ongoing building renovation and lobby enhancement program that will soon include significant upgrades to two office buildings
- ★ Located in the Inland Empire West submarket, which recorded 268,000 SF of net absorption in 2Q2014
- ★ In May the unemployment rate fell to 8.0% in the Inland Empire, down 30 bps from the previous month

3880 LEMON STREET

RIVERSIDE, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

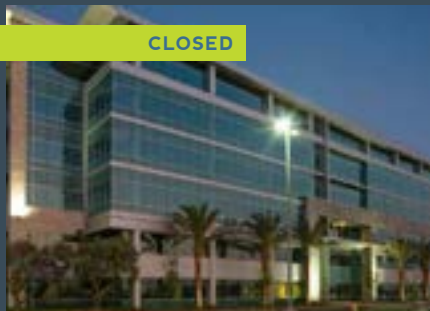
- ★ 5-story professional office building totaling 71,236 rentable square feet.
- ★ Architecturally significant building. Corporate image and high quality business environment.
- ★ Strategic location in the core of the Central Business District with great access to the 91 freeway.

INVESTMENT HIGHLIGHTS

- ★ Excellent parking in the adjacent parking structure.
- ★ Within walking distance to County Court system, City and County services, the financial district, and numerous retail services

ONTARIO AIRPORT TOWER

2855 EAST GUAISTI ROAD | ONTARIO, CA



CLOSED

PROPERTY DESCRIPTION

- ★ Class A, LEED Silver Certified suburban office complex consisting of one six-story building
- ★ Steel frame construction with glass curtain walls and nine suites ranging in size from 1,931 to 25,712 SF
- ★ Total of 992 parking spaces, a ratio of 6.7:1

INVESTMENT HIGHLIGHTS

- ★ 97.5% leased to nine quality tenants
- ★ Located in the Inland Empire West submarket, which recorded 268,000 SF of net absorption in 2Q2014
- ★ In May the unemployment rate fell to 8.0% in the Inland Empire, down 30 bps from the previous month

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