

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 map is rendered in a lighter shade of blue against a darker blue background.

CBRE NATIONAL PARTNERS

AVAILABLE LISTINGS ★ March 2017 ★

LAST MILE PORTFOLIO

VARIOUS, USA



PROPERTY DESCRIPTION

- ★ Over 150 infill, light industrial assets totaling 16M SF in 18 high growth and major distribution markets across the US
- ★ 86% of buildings are 150K SF or smaller; 100% of portfolio markets average a distance of less than 4 Miles from major transportation arteries; 92% of buildings have 25% or less office finish

INVESTMENT HIGHLIGHTS

- ★ Leased to more than 370 local, regional and nationally recognized tenants with an average remaining lease term of 3.5 years
- ★ The Top 50 tenants in the Portfolio have occupied their space for an average of nearly 13 years
- ★ The Portfolio is expected to trade at a significant discount to replacement cost, estimated to be over \$80 PSF
- ★ Strong leasing velocity as Portfolio occupancy increased from 88.4% as of 5/31/16 to 90.8% as of 8/31/16

CORE MARKETS LOGISTICS PORTFOLIO

VARIOUS, USA



PROPERTY DESCRIPTION

- ★ 55 multi-tenant industrial properties across six core logistics markets totaling six million square feet - Atlanta, Chicago, Dallas, Harrisburg, & Orlando
- ★ Irreplaceable, infill locations with immediate proximity to metro populations via major transportation arteries which appeals to rapidly growing e-commerce and last mile users

INVESTMENT HIGHLIGHTS

- ★ With its diverse property locations and suite sizes, the Portfolio can accommodate the full spectrum of tenant size requirements and has the ability to satisfy the continued growth of infill user requirements
- ★ In the aggregate, the Portfolio is 96% leased to over 88 regional, national, international, and investment-grade credit tenants with a weighted average remaining lease term of 4.3 years and an attractive lease rollover profile

NORTH AMERICAN LOGISTICS PORTFOLIO

VARIOUS, USA



PROPERTY DESCRIPTION

- ★ Approximately 11.9 million square feet of best-in-class industrial properties located in key markets throughout the U.S
- ★ The locations offer solid real estate fundamentals, logistical infrastructure, access to skilled labor, outstanding transportation systems and growing populations

INVESTMENT HIGHLIGHTS

- ★ 50% of the Portfolio's square footage is occupied by investment grade tenants
- ★ 13 of the 19 buildings are single-tenant leased, but all of the properties are divisible to multi-tenant occupancy as well
- ★ The weighted average remaining lease term is 4.4 years

1001 SATHERS DRIVE

PITTSTON, PA

www.cbrenp-1001sathers.com



BIDS DUE 3/15

PROPERTY DESCRIPTION

- ★ Single-tenant bulk warehouse/distribution
- ★ Food grade
- ★ 249,600 RSF
- ★ 100% Leased
- ★ Located within Grimes Industrial Park along I-78/I-81 Industrial Corridor

INVESTMENT HIGHLIGHTS

- ★ A Leader in the Logistics Industry: Saddle Creek Corporation provides public warehousing, contract packaging and fulfillment services primarily to Fortune 500 wholesale, retail and manufacturing companies
- ★ NNN Lease with Contractual NOI Increases – Newly executed 5-year lease commencing December 2016 with 2.5% annual contractual rental rate increases
- ★ Capital Upgrades in Progress - Lease with Saddle Creek Corporation features a \$1.00 PSF allowance for building improvements
- ★ Efficient, and Functional Distribution Facility - 27'-29' Clear heights, 27 dock doors, 8 drive-in doors, expansive trailer storage lot, multiple access points, wide column spacing at 50'w x 40'd

NORTHEAST

MIDDLESEX LOGISTICS CENTER

EDISON, NJ

www.cbre-middlesexlc.com



BEST & FINAL

PROPERTY DESCRIPTION

- ★ Class A warehouse/distribution center
- ★ 570,100 SF
- ★ Situated on 41.2 acres
- ★ 100% Net leased to List Logistics through September 2026

INVESTMENT HIGHLIGHTS

- ★ Rare Opportunity - Core NJ Turnpike Corridor Industrial Property: Below market rent ($\pm 20\%$) provides an attractive basis from a capitalization perspective and upside on rollover
- ★ Best-in-Class Specifications: 36' clear heights, ESFR sprinklers, 50' x 48' column spacing, a 5,430 SF per door loading ratio, and 1.25 trailer spaces per door
- ★ Robust Fundamentals - Thriving Exit 10 Submarket: 10% average asking rental rate increase between 3Q 2015 and 2Q 2016 with CBRE-EA projecting a spike of 10.9% for the 2016 calendar year
- ★ Strategic Turnpike Location: Located just ± 4.0 miles from Exit 10 on the NJ Turnpike and I-287 offering exceptional connectivity throughout the tri-state area

1 CELEBRATION WAY

NEW BRITAIN, CT

www.cbrenp-1celebrationway.com



BEST & FINAL

PROPERTY DESCRIPTION

- ★ State-of-the-art cold storage food manufacturing & distribution building
- ★ 138,105 SF
- ★ Single-tenant long-term absolute net lease

INVESTMENT HIGHLIGHTS

- ★ Absolute Net Lease with 11 Years Remaining on Original 20 Year Build-to-Suit - 100% occupied by Rich Products through March 31, 2028
- ★ Globally Renowned, Family Owned Food Company - With more than 50 locations spanning six continents, Rich's today makes over 4,000 products sold across 100+ countries
- ★ Customized Food Distribution Facility - Property includes a dry storage area, separate cooler area, a full production line area, a large -20 degree freezer, two story area that provides for supporting offices and nine (9) loading dock doors
- ★ Location Highlights - Strategically located directly off CT Route 72 and within a 5-minute drive to CT Route 9 which provides a direct link to I-84 to the west and I-91 to the east

LOGISTICS CENTER AT CARLISLE

CARLISLE, PA

www.cbrenp-logisticcentercarlisle.com



BEST & FINAL

PROPERTY DESCRIPTION

- ★ Class A Bulk Warehouse/Distribution Building
- ★ 595,000 SF
- ★ Leased to United Parcel Service, Inc. (UPS), the largest global courier delivery service

INVESTMENT HIGHLIGHTS

- ★ Class A, Cross-Dock Industrial Building - Best in class asset with market-leading 36' clear height, cross-dock loading and full building circulation with ±135' truck courts
- ★ Credit Tenancy - 56.3% leased to UPS (NYSE: UPS; S&P: A+)
- ★ Rare Central PA Value Add Opportunity - 260,000 SF available suite features a dedicated 159 car parking lot, a minimum of 36 available dedicated trailer stalls, cross-dock design and the strongest loading ratio amongst its competitive set (4,190 RSF per door)
- ★ Tenant Demand - The existing Exit 44 Carlisle tenant roster is an expansive list of national and international credit.
- ★ Strategic Location - Just minutes from I-81 & I-76, off Exit 44 of I-81 in Carlisle

NORTHEAST

9325 SNOWDEN RIVER PARKWAY

COLUMBIA, MD

www.9325snowdenriverparkway.com



BEST & FINAL

PROPERTY DESCRIPTION

- ★ Large-scale industrial investment opportunity
- ★ 475,074 SF
- ★ 100% Leased to 3 tenants

INVESTMENT HIGHLIGHTS

- ★ Superb cash-flowing property for the past 10 years, with an in-place NOI of \$2.53M (\$5.33 PSF)
- ★ Consistent, sticky tenant mix that has been in place since 2006; all three tenants have renewed at the property
- ★ Strong submarket (Vacancy down 310 basis points since 2010)
- ★ Generous and flexible NT (New Town) zoning overlay
- ★ Property benefits from a 616 car parking perpetual easement on adjacent lot
- ★ Dynamic location along Snowden River Parkway, within an active submarket proximate to I-95 and other major East Coast thoroughfares

300 RIVERPARK DRIVE

NORTH READING, MA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ ±228,921 SF technology headquarters facility
- ★ Fully leased to industry leader, Amazon Robotics

INVESTMENT HIGHLIGHTS

- ★ Solar panel installation provides green energy
- ★ State-of-the-art facility with significant improvements
- ★ Situated in a modern seven building corporate campus just minutes from the I-93/I-95 (Route 128) interchange
- ★ Net-leased, investment-grade asset providing strong, stable cash flow
- ★ Single-tenant credit-leased opportunity in a sought-after global investment market

50 INDEPENDENCE DRIVE

DEVENS, MA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Highly efficient industrial building
- ★ 236,505 SF
- ★ Located within the 4,400 acre master-planned Devens Industrial Park
- ★ 100% leased to subsidiaries of USG Corporation (NYSE: USG) and Newell Rubbermaid (NYSE: NWL)

INVESTMENT HIGHLIGHTS

- ★ Best-in-Class Bulk Distribution - 1997-2003 completion; 24'-37' clear heights; 40' x 60' columns with 90' deep loading bay; expansive lot featuring two rail staging spurs, ±45 trailer storage positions, and 84 car parking spaces; three-sided loading
- ★ Optimal Connectivity - Within 10 miles of I-495, I-190, and Route 2, facilitating immediate access to the Boston Metro area
- ★ Direct Pan AM rail service
- ★ Yield Upside - Current contractual rents average \$5.50 NNN, compared to average Metro West Submarket High Bay asking rents of \$6.50 NNN
- ★ High Demand - High bay Industrial segment of the Route 495 corridor represents 8.7 million SF of Greater Boston's overall 41 million SF high bay industrial inventory

NORTH SHENANDOAH DISTRIBUTION CENTER

STRASBURG, VA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Class A warehouse/distribution space
- ★ Long-term single tenant net leased opportunity
- ★ 407,248 SF

INVESTMENT HIGHLIGHTS

- ★ Premier big box warehouse/distribution specifications
- ★ Fully occupied by Mercury Paper, part of an international vertically integrated paper supply chain
- ★ 7.5+ Years remaining lease term
- ★ NNN lease with contractual income growth
- ★ Extensive tenant investments
- ★ High cost of replacement/relocation for mission critical production and distribution operations
- ★ Expansion potential of approximately 93,600 SF
- ★ Premier distribution location - Virginia Inland Port access

METRO POINT LOGISTICS CENTER

RIDGEFIELD, NJ



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Pre-commitment with Sitex Group ("Developer")
- ★ Class A distribution park
- ★ Slated for completion 3Q/4Q 2016

INVESTMENT HIGHLIGHTS

- ★ Meadowlands Class A Critical Mass (278,279 RSF) - 0.0% Vacancy in Meadowlands Modern Class A Inventory
- ★ Unparalleled Specifications that include 36' clear height, 54' x 50' minimum column spacing, 60-mil EPDM roof, 210 parking spaces, and ± 4,600 RSF per door
- ★ Quintessential Infill with High Barriers to Entry - Maximum build-out with the current pipeline of developable properties in the Meadowlands totals ± 1.3 MSF of future availabilities
- ★ 1.8 Miles to NJ Turnpike US 46 Exit (The Ridgefields/ Palisades Park) and 10-minute drive to George Washington Bridge

16 CABOT BOULEVARD EAST

LANGHORNE, PA

UNDER CONTRACT



PROPERTY DESCRIPTION

- ★ Rail served bulk warehouse
- ★ 299,192 SF
- ★ Situated within 2.5 million square foot Bucks County Business Park

INVESTMENT HIGHLIGHTS

- ★ Highly Functional Design Specifications - 2 internal rail sidings with capacity for high-cube 65' rail cars, concrete construction, 28'-30' clear height, T-5 lighting, 18 tailgate doors and two drive-in interior tailgate docks
- ★ Vital Logistical Location in the Mid-Atlantic Region along I-95
- ★ Extensive Capital Renovations - Since 2010, ownership has embarked on a continuous capital enhancement strategy, including a full roof replacement and more than \$250,000 in repairs, replacements, and upgrades
- ★ Neighborhood Assistance, Enterprise Zone (NAP/EZP) - Property is located in a NAP/EZP that will provide tax credits to private companies
- ★ Dynamic Market Fundamentals - The Bucks County Industrial Submarket is outperforming the Greater Philadelphia MSA

EASTGATE 95 INDUSTRIAL PARK

PERRYMAN, MD

PARTIALLY CLOSED



PROPERTY DESCRIPTION

- ★ 243 acres of fully entitled land for up to 2.4 million SF of big-box warehouse/distribution development
- ★ Scheduled construction start as early as March 2016

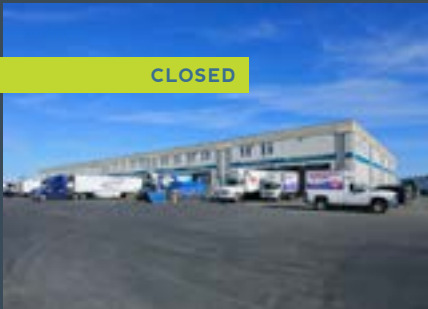
INVESTMENT HIGHLIGHTS

- ★ Infill I-95 location in the heart of Harford County
- ★ Unique opportunity to control one of six fully entitled, bulk industrial development sites along a 300-mile stretch of I-95 capable of accommodating tenants larger than 850,000 SF
- ★ Ability to create development yields in excess of 7.50%
- ★ Approved Site Plan for up to 2,400,000 SF with flexibility to develop either a two building or three building Class A industrial park
- ★ 4.6% Vacancy Rate in Harford/ Cecil County Industrial Submarket, with only a single option over 350,000 SF

8 SEAFOOD WAY

SOUTH BOSTON, MA

CLOSED



PROPERTY DESCRIPTION

- ★ State-of-the-art industrial seafood wholesaling and distribution center
- ★ Prime location on Boston Harbor
- ★ 68,002 SF
- ★ 100% Leased

INVESTMENT HIGHLIGHTS

- ★ Direct access to seafood suppliers, proximate to Logan International Airport and major highways
- ★ Virtual 0% Vacancy of Industrial Processing Space - The Marine Industrial Park currently offers next to no available seafood processing space for lease
- ★ Long-Term Leases - Fully leased to seven tenants with 91% of the tenants' leases expiring in 2021+
- ★ Strong Contractual Rents with Bumps - Over the past 10+ years, the property has remained 100% leased
- ★ Located in Boston's Hottest Submarket - Asset's existing infrastructure is able to support seafood processing

THE RIVERPORT PORTFOLIO

LOUISVILLE, KY



PROPERTY DESCRIPTION

- ★ Three industrial warehouses totaling 609,396 SF located in Louisville, KY
- ★ Functional distribution product with multi-tenant design, T-5 lighting, 108' - 148' deep concrete truck courts and average office build-out is 4%

INVESTMENT HIGHLIGHTS

- ★ Currently 100% leased with 3.34 years of weighted average term remaining, this portfolio provides investors with a stable income stream backed by a diverse tenant base and the ability to further enhance yield through fixed annual rent escalations
- ★ Strategically located in Jefferson Riverport, one of Louisville's most established industrial submarkets, the buildings provide convenient access to the area's key transportation infrastructure including I-264 and I-265 (Louisville's perimeter highways), the Louisville International Airport, and UPS Worldport (airfreight shipping hub)

RITE AID DISTRIBUTION CENTER

SPARTANBURG, SC



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ 901,350 SF state-of-the-art distribution facility fully leased to Rite Aid located in Spartanburg, SC
- ★ Conveniently located to several other critical demand drivers in the region, including I-26, the South Carolina Inland Port working in conjunction with the Port of Charleston, and the Greenville-Spartanburg International Airport

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Rite Aid Corporation (NYSE: RAD) through September 2031, this state-of-the-art building will serve more than 1,000 stores across the Southeast U.S.
- ★ Delivered in 2016, this cross-dock warehouse features 36' clear height, tilt-up concrete construction, 140'-200' all concrete truck courts, 600 trailer parking spaces, ESFR fire protection and T-5 lighting

KING MILL DISTRIBUTION CENTER

ATLANTA, GA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ State-of-the-art class A 846,496 SF cross-dock distribution building located in McDonough, GA
- ★ Conveniently located off I-75, the asset is situated in one of Atlanta's institutionally-owned bulk micro-markets

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Castlegate Logistics, Inc. at \$3.00 NNN with 2.0% annual increases through June 2024. The lease is guaranteed by Castlegate's parent Wayfair, Inc
- ★ This newly-constructed building features Class A+ building specifications including 36' clear height, cross-dock configuration, Ductilcrete warehouse floor, 185' full concrete truck courts, ample trailer storage, ESFR and LED lighting

CONSTELLIUM SOUTHEAST MFG.& DIST. FACILITY

ATLANTA, GA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ State-of-the-art class A building located in the I-75 Northwest submarket of Atlanta, GA
- ★ Situated within Highland 75, a 783 acre master planned business park, this location provides direct access to I-75 and is positioned centrally to the region's largest automotive plants

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Constellium Automotive USA through August 2031, Constellium will utilize the facility to produce aluminum automotive parts
- ★ Delivered in 2016, the 130,255 SF building features institutional quality specifications including concrete tilt-up construction, 32' clear height, 135'-185' truck court depth, and ample auto parking. The asset is also expandable up to approximately 208,000 SF

SKYVIEW BUSINESS CENTER

ATLANTA, GA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Class A state-of-the-art bulk distribution building totaling 225,000 SF located in Atlanta's I-20 west submarket
- ★ The location provides premier access to Atlanta's most critical transportation infrastructure including I-285, I-85, Hartsfield-Jackson International Airport, and the Norfolk Southern and CSX intermodal yards

INVESTMENT HIGHLIGHTS

- ★ This brand new Class 'A' building features 32' clear height, 185' truck court depth with a 60' apron, ample trailer storage, ESFR fire protection and T-5 lighting
- ★ 100% leased to Z Gallerie at \$3.49 NNN with 2.5% annual increases through June 2024, Skyview Business Center is a true core investment offering a stable and appreciating income stream

SOUTHLAKE DISTRIBUTION CENTER

ATLANTA, GA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Three Class 'A' bulk distribution buildings totaling 807,631 square feet located in the South Atlanta submarket
- ★ This irreplaceable infill location provides immediate access to I-75 and is in close proximity to I-285 and Hartsfield Jackson International airport

INVESTMENT HIGHLIGHTS

- ★ These Class 'A' assets feature concrete tilt-wall construction, 24'-28' clear heights, all concrete truck courts, ESFR fire protection and minimal office finish
- ★ 100% leased to five tenants with 3.19 years of weighted-average lease term remaining, Southlake Distribution Center provides a stabilized income stream with the opportunity to capitalize on below-market rents upon rollover

7101 DISTRIBUTION DRIVE

LOUISVILLE, KY



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Strategically located in Jefferson Riverport, one of Louisville's most established industrial parks, the building provides convenient access to the area's key transportation infrastructure including I-264 and I-265 (Louisville's perimeter interstates), the Louisville International Airport, and UPS Worldport (airfreight shipping hub)

INVESTMENT HIGHLIGHTS

- ★ Ann Taylor will vacate the building and close the sale on or before September 29, 2017, creating the opportunity to purchase the building below replacement cost and stabilize the occupancy at a return on cost premium to current capitalization rates
- ★ A 256,000 square foot bulk distribution building located in Louisville, KY
- ★ Class "A" Building Design & Specifications that include concrete tilt-wall construction, 185' minimum truck court, 10% office finish on 2 levels and 202 dedicated trailer parking stalls

AIRPORT COMMERCE CENTER II

LOUISVILLE, KY



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ 100% pre-leased state-of-the-art bulk industrial building totaling 645,840 SF located in Louisville, KY
- ★ 100% NNN to Arvato Digital Services, this just completed cross-dock bulk building offers convenient access to Louisville's key transportation infrastructure including I-65, I-265, Louisville International Airport and UPS Worldport

INVESTMENT HIGHLIGHTS

- ★ Located adjacent to the new \$300M UPS Centennial Hub expansion
- ★ Incorporating the most advanced design specifications, this Class "A" building represents the best stabilized "core" industrial investment opportunity in metropolitan Louisville and will deliver stable and appreciating cash flow for many years

CORPORATE PARK

MEMPHIS, TN



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Three distribution facilities totaling 219,360 square feet in Memphis, TN
- ★ Located immediately off of Highway 78, the park offers premier access to three interstate highways (I-40, I-240 and I-55), the Memphis International Airport and the BNSF Railway

INVESTMENT HIGHLIGHTS

- ★ The buildings feature highly functional specifications including tilt-up concrete construction, multi-tenant design, 22' clear height, 14% average office finish and recently replaced roofs
- ★ At 88.4% occupancy, this investment provides a stable in-place cash flow with 4.48 years of weighted average term remaining and upside potential upon lease-up of the vacancy

SHILOH 400 BUSINESS CENTER

ATLANTA, GA



PROPERTY DESCRIPTION

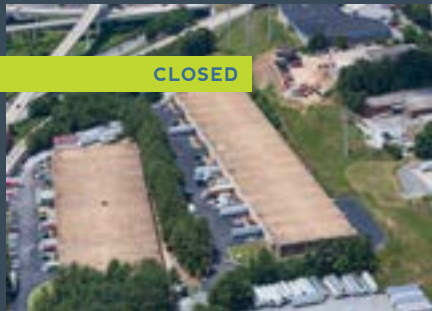
- ★ Three-building business park totaling 238,112 square feet located in Atlanta's North Central submarket
- ★ Two miles from the GA 400 / McFarland Rd interchange, this Class "A" business park location is surrounded by a high-end demographic base with a skilled labor force and convenient access to local amenities

INVESTMENT HIGHLIGHTS

- ★ Built in 2008, these modern rear loading distribution facilities feature tilt-wall construction, 24' clear span height, multiple office storefronts and ESFR fire protection
- ★ Currently 100% leased to 5 tenants with 3.9 years of weighted-average term remaining, this investment provides a stabilized and appreciating income stream with staggered lease rollover

ATLANTA INFILL INDUSTRIAL PORTFOLIO

ATLANTA, GA



PROPERTY DESCRIPTION

- ★ Four buildings totaling 409,851 square feet located in Atlanta, GA
- ★ The subject properties are located in Atlanta's most highly sought after submarkets, Airport/South and I-85 Northeast, with premier access to I-285, the most critical transportation artery that connects I-85, I-75, I-20 and the Hartsfield Jackson International Airport

INVESTMENT HIGHLIGHTS

- ★ Currently 100% occupied to 12 high-quality tenants with 4.84 years of weighted-average lease term remaining, this portfolio provides an investor the opportunity to acquire stabilized, infill industrial product
- ★ 6 of the 12 most recent leases and amendments, representing 74% of the portfolio, have been executed since 2015

201 GREENWOOD COURT

MCDONOUGH, GA



PROPERTY DESCRIPTION

- ★ State-of-the-art Class A distribution center located in McDonough, GA
- ★ 800,000 square foot bulk distribution facility located off I-75, and is situated in Atlanta's Henry County micro-market, currently 93% leased to a strong collection of credit tenants

INVESTMENT HIGHLIGHTS

- ★ The building features Class 'A' specifications including 30'-32' clear height, 100% HVAC warehouse, cross-dock configuration, 165'-185' deep truck courts with 60' aprons, ample trailer storage, and a brand new 60 mil TPO roof system with a 20-year warranty
- ★ 100% leased to DHL Supply Chain through September 2022, the asset is 100% dedicated to the Bayer Healthcare account

CORVAC COMPOSITES SALE LEASEBACK PORTFOLIO

KENTWOOD, MI, GREENFIELD, OH AND MORGANTOWN, KY



PROPERTY DESCRIPTION

- ★ Four building Portfolio totaling 514,463 SF
- ★ The Portfolio is comprised of the company headquarters for Corvac Composites, LLC, located in Kentwood, MI, a production facility in Greenfield, OH, and two production facilities in Morgantown, KY

INVESTMENT HIGHLIGHTS

- ★ 12-year absolute net sale leaseback with two, five year options at fair market value
- ★ The Portfolio offers investors a stable and appreciating cash flow stream averaging \$2.86 PSF Net with 1.5% annual in-place escalations

FOUNDATION PORTFOLIO

FLORENCE, KY



PROPERTY DESCRIPTION

- ★ Five building Portfolio of industrial buildings totaling 100,656 SF
- ★ The buildings in the Portfolio offer excellent flexibility and cater to a wide array of tenant sizes that currently range between 2,000 to 63,656 SF. With multiple storefronts and flexible design, this allows tenants to expand within their respective buildings as they grow

INVESTMENT HIGHLIGHTS

- ★ Four out of the eight tenants (50%) use their space as their company headquarters, making these mission critical facilities
- ★ The Portfolio is strategically located only 3.2 miles away from interstates 71 and 75, 4.9 miles from I-275, and just under 12 miles from I-471
- ★ The Portfolio contains manufacturing buildings, distribution buildings, and one truck terminal.

CENTERPOINT INTERMODAL CENTER – JV DEV. OPPORTUNITY

JOLIET/ELWOOD, IL



PROPERTY DESCRIPTION

- ★ CIC consists of 421 acres of net buildable, ready-to-develop sites in CenterPoint Intermodal Center – Joliet/Elwood, IL encompassing the Union Pacific Joliet Intermodal Terminal and BNSF Logistics Park Chicago intermodal facilities
- ★ The sites have the potential to develop nine buildings totaling 6.5 MSF

INVESTMENT HIGHLIGHTS

- ★ The offering is being marketed as a joint venture partnership where CenterPoint is seeking a 50% equity partner to assist in the capitalization of the next phase of development of CIC
- ★ With historically minimal vacancy in CIC and 1.2 MSF of new leases annually, this partnership offers a unique opportunity to invest in one of the most successful business parks in the US
- ★ This opportunity is a chance to forge a strategic relationship with CenterPoint, an established developer with a national platform, proven intermodal experience, and a high level of institutional Joint Venture experience

GORILLA GLUE CORPORATE CAMPUS

CINCINNATI, OH

www.cbre-np-gorilla-glue.com



PROPERTY DESCRIPTION

- ★ 1.1 MSF building features generous loading on two sides, 32' warehouse clearance, 1600 amps of power, ample car and trailer parking, large concrete truck courts and 87 dock high loading positions
- ★ Property is ideally located at the convergence of I-75 and I-275 freeway interchange, boasting excellent access to Cincinnati and the greater US

INVESTMENT HIGHLIGHTS

- ★ With a fixed 12-year lease commencing upon close, the Property offers investors a stable and appreciating cash flow stream of \$2.75 PSF Net with 2% annual in-place escalations
- ★ Gorilla Glue has invested \$11.4 million in the building since taking occupancy in 2015, most notably a new roof, upgraded warehouse, upgraded offices, cafeteria renovation, lighting and the installation of a research & development lab
- ★ Portions of the building are currently subleased, offering Gorilla Glue the opportunity to expand operations within the building as the Company continues to grow

HANKOOK TIRE DISTRIBUTION CENTER

MONEE, IL



PROPERTY DESCRIPTION

- ★ Class A distribution facility built in 2004 by LFI and renovated for cross-dock configuration and additional loading by Venture One in 2016
- ★ Tilt wall concrete building is cross-docked and features 73 dock doors, 2 interior docks, 1 drive-in door, and the capability to add an additional 97 docks

INVESTMENT HIGHLIGHTS

- ★ The Property is 100% leased to Rev logistics on a 7 year NNN lease through February-2023
- ★ Rev Logistics uses the Property 100% for their Hankook Tire account
- ★ Located less than one mile from Interstate 57 with immediate access via the recently expanded Monee Manhattan Interchange
- ★ The Property is located in a TIF district where the Landlord is refunded 80% of the real estate taxes from the city of Monee, expiring in Dec-2026

RIVERGATE CENTER

KANSAS CITY, MO



PROPERTY DESCRIPTION

- ★ The Portfolio offers quality buildings with well-appointed office space and functional loading
- ★ The buildings in the Portfolio vary from single-tenant to multi-tenant buildings with varying suite sizes providing leasing flexibility and the ability to attract and maintain tenants with expansion capability

INVESTMENT HIGHLIGHTS

- ★ Unique value-add opportunity to acquire a five building business park totaling 238,967 SF 94.3% leased to ten tenants
- ★ The Portfolio is 19.7% below market rent, providing investors significant potential upside in net operating income as leases rollover
- ★ Tenants in the Portfolio show committed tenancy and high tenant retention with the average tenancy length of 8.51 years

CBRE NATIONAL PARTNERS ★ **March 2017** ★ AVAILABLE LISTINGS

SOUTH CHICAGO INDUSTRIAL PORTFOLIO

CHICAGO, IL



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Eight buildings totaling 1.2 million SF, 88% leased to 12 tenants
- ★ Comprised of functional buildings with varying unit sizes and divisibilities, allowing future leasing flexibility as well as the ability for tenants to expand within the Portfolio
- ★ Average building size of 148,000 SF and average unit size of 60,000 SF

INVESTMENT HIGHLIGHTS

- ★ Portfolio offers investors a strong, stable cash flow at its current 88% occupancy level as well as future NOI upside through vacancy lease-up and rental growth
- ★ With an average tenancy in the Portfolio of 9.03 years along with significant bolt-down costs, tenant retention in the Portfolio has been high
- ★ The two single tenant buildings have long-term leases in place with Pactiv and Weld-Rite, with 7-10 years of remaining lease term that provide further long term stability

FORT WAYNE LOGISTICS CENTER

FORT WAYNE, IN



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ One 400,000 SF cross-dock distribution facility in Fort Wayne, Indiana
- ★ 100% leased to XPO Logistics through March 2027, this state-of-the-art facility is 100% dedicated to the Trinity Health account and will serve the Company's single point of entry distribution hub

INVESTMENT HIGHLIGHTS

- ★ Positioned adjacent to the Fort Wayne International Airport, the asset provides convenient access to I-469 and I-69, two of Fort Wayne's most critical transportation thoroughfares
- ★ Delivered in 2016, the building features Class 'A' specifications including 36' clear height, 500' deep cross-dock configuration, 200' truck court depth with 60' apron and ample trailer storage

PACSUN DISTRIBUTION CENTER

OLATHE, KS



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Built in 2007 as a BTS for PacSun, the Property serves as PacSun's sole distribution facility in the US for its retail stores and e-commerce customers
- ★ Premier distribution facility featuring 34' clear height, 38 dock doors and 84 trailer parking positions, designed to accommodate future growth requirements with land available for expansion

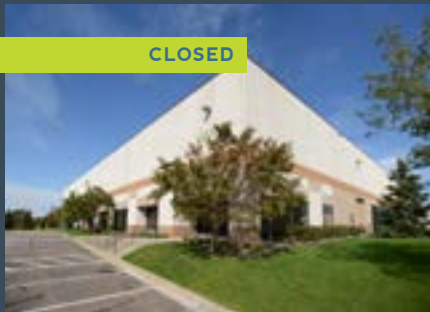
INVESTMENT HIGHLIGHTS

- ★ Sale leaseback to Pacsun through 2037, providing an investor the stability of a long-term absolute NNN lease
- ★ PacSun will execute a 20-year sale leaseback at an in-place rent of \$3.25 PSF Net with 3% annual escalations
- ★ The Property is expected to trade at a significant discount to replacement cost, as high construction costs, coupled with supply constraints, have created significant barriers to competitive development

www.cbre-np-pacsun.com

MINNEAPOLIS CORE PLUS INDUSTRIAL PORTFOLIO

MINNEAPOLIS, MN



PROPERTY DESCRIPTION

- ★ Portfolio consists of three of the top Class A industrial buildings in the Minneapolis industrial market totaling 434,273 SF built by well-renowned Opus Development Company in 1997 and 1998
- ★ The Portfolio features high-quality institutional specifications with minimum clear height of 24', abundant loading and minimal office finish

INVESTMENT HIGHLIGHTS

- ★ 100% leased to five tenants with a weighted average lease term of 1.97 years remaining and a tenant known to vacate upon their lease expiration in Nov-2016 offers investors a core plus opportunity in the Minneapolis industrial market
- ★ Over 75% of tenants in the Portfolio (by SF) either are a publicly traded company or operate as a subsidiary of a publicly traded company
- ★ A tenant occupying 24% of the Portfolio (by SF) is known to vacate upon lease expiration in November 2016 to consolidate the company's manufacturing and distribution facilities in a 240,000 SF BTS in Shakopee, MN. This gives investors opportunity to find a new tenant for the space before Milestone's lease expires mitigating the loss of cash flow

MANCHESTER AIR CARGO PORTFOLIO

LONDONDERRY & MANCHESTER, NH



PROPERTY DESCRIPTION

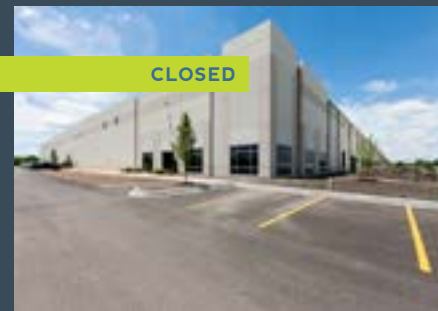
- ★ The Portfolio is comprised of one FedEx city station and three air cargo facilities totaling 147,775 SF
- ★ Located on or near the Manchester Boston Regional Airport, the Portfolio consists of buildings that are mission-critical for tenants

INVESTMENT HIGHLIGHTS

- ★ The Portfolio is currently 99.3% leased with a weighted average lease term of 4.8 years remaining (including renewal options, but excluding ramp SF)
- ★ Comprised of specialized real estate, the Portfolio provides stable and more attractive returns than traditional industrial assets due to its mission critical nature, strategic importance to tenants and finite supply of on-airport cargo assets

AMAZON LAKEVIEW COMMERCE CENTER

EDWARDSVILLE, IL



PROPERTY DESCRIPTION

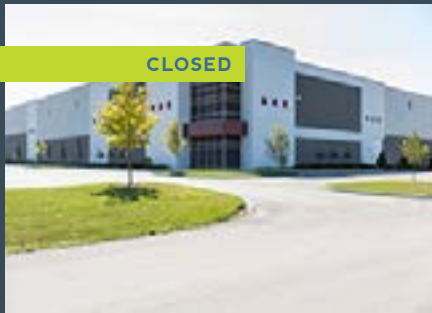
- ★ The building, situated on 74.7 acres of land, possesses full circulation with ample auto and trailer parking spaces
- ★ The property also includes 36' clear height, above standard 185' concrete truck court depths with two full concrete truck courts, 109 dock doors, 4 drive-in doors, and is cross-docked

INVESTMENT HIGHLIGHTS

- ★ 10 year lease term with 100% stabilized occupancy guaranteed by Amazon.com, Inc. at 3.25 PSF Net rent with 1.5% annual rent escalations
- ★ Amazon.com, Inc. has a substantial investment in the building with heavy bolt down costs
- ★ Strategically located, the Property is enhanced by its proximity to major Midwest interstates including I-55, I-270, I-70 and I-64
- ★ Additionally, the Property benefits from close proximity to the Lambert-St. Louis International Airport

5025 WEST 73RD STREET

BEDFORD PARK, IL



PROPERTY DESCRIPTION

- ★ The Property possesses Class A amenities that include 32' clear height, 130' truck court depth, 51'8" x 50' column spacing, 43 dock doors, EPDM roof system, and ESFR fire protection system
- ★ The building has multiple store fronts for excellent flexibility for either single tenant or multi-tenant design and is already subdivided into four units with existing demising walls

INVESTMENT HIGHLIGHTS

- ★ The Property is located in Bedford Park with immediate access to Cicero Avenue – a major north/south thoroughfare that is the ingress road for Midway Airport just minutes north
- ★ The building is occupied by a diverse mix of tenants with local, regional, and national credit
- ★ With 67% rollover within the next three years, the building provides both current cash flow and future upside in a market that is expected to see rental growth due to supply constraints for Class A buildings

CONTINENTAL TIRE DISTRIBUTION CENTER

LEBANON, IN



PROPERTY DESCRIPTION

- ★ The Class A, state-of-the-art distribution facility was completed in 2016 and features 36' clear height, which has become the new "standard" specification for regional and national distribution tenants
- ★ The 741,880 SF precast concrete panel building is cross-docked and features an ESFR sprinkler system, 50' x 52' column spacing with 60' speed bays, 74 dock doors and 4 drive-in doors

INVESTMENT HIGHLIGHTS

- ★ The Property is 100% NNN leased to Continental Tire the Americas, LLC (CTA), one of the world's leading manufacturers for commercial vehicles, through January 2024 at \$3.15 Net and 3.00% annual escalations
- ★ The Property is located in Boone County, which consists of an industrial base of 17.2 million SF. Coupled with minimal construction activity, the pickup in leasing demand is expected to result in sustained periods of rental growth for the foreseeable future

DALPORT TRADE CENTER LAND

WILMER, TX

www.cbrenp-dalporttradecenterland.com



PROPERTY DESCRIPTION

- ★ Comprised of seven parcels totaling ± 165.3 acres in Southern Dallas County and is offered as a single land transaction
- ★ The property is within close proximity to Interstate-20 and fronts Interstate-45, all located within Wilmer, Texas

INVESTMENT HIGHLIGHTS

- ★ The land parcels are split into seven separate pieces of land, two of which are contiguous, allowing a developer the opportunity to develop multiple phases, including a building as large as 1.1 million square feet
- ★ Demand has proven to be strong for industrial properties in South Dallas. In the past 5 years, South Dallas has absorbed over 16.2 million square feet

SAN ANTONIO LOGISTICS PORTFOLIO

SAN ANTONIO, TX

www.cbrenp-sanantoniologistics.com



PROPERTY DESCRIPTION

- ★ A 5 building, Class A Portfolio totaling 588,027 square feet in San Antonio, TX
- ★ Located along the Interstate-35 corridor, the San Antonio Logistics Portfolio offers direct access to San Antonio, Houston, Austin, Dallas and Mexico, all within a 4 hour drive

INVESTMENT HIGHLIGHTS

- ★ 100% leased with state-of-the-art physical specifications including 24'-28' clear heights, rear-load and cross-dock configurations and 120'-130' truck courts
- ★ Building sizes and configurations have been deliberately designed to create flexibility for a landlord to organically grow tenants within the Portfolio. Suite sizes range from 14,349 to 187,500 square feet, providing a large range of options for in-place tenants

DALLAS LOGISTICS HUB

DALLAS, TX

www.cbrenp-dallaslogisticshub.com



PROPERTY DESCRIPTION

- ★ A world class industrial development opportunity located within close proximity to Interstate-20 and Interstate-45 and is comprised of a North and South section totaling +/- 360 gross acres offered as a single land transaction
- ★ The North section is comprised of 155.34 gross acres and the South section is comprised of 205.08 gross acres

INVESTMENT HIGHLIGHTS

- ★ Located within the South Dallas Industrial Submarket, which experienced over 3.5 million square feet of net absorption in 2014, 5.0 million square feet in 2015, and has absorbed 3.4 million square feet 2016 year-to-date.
- ★ Demand has proven to remain strong for new product in South Dallas with over 65% of new construction since 2010 being pre-leased prior to delivery

CARRIER DISTRIBUTION CENTER

SAN ANTONIO, TX



PROPERTY DESCRIPTION

- ★ A state-of-the-art, industrial build-to-suit totaling 849,275 square feet located in San Antonio, TX
- ★ Situated minutes from Interstate 35, 410 and Interstate 37, Carrier Distribution Center has direct access to San Antonio, Houston, Austin and Mexico all within a three hour drive

INVESTMENT HIGHLIGHTS

- ★ 100% leased with 10 years of remaining lease term from the leader in high-technology heating, air conditioning and refrigeration solutions
- ★ Strategically located adjacent to Carrier's original campus. Both buildings were part of Carrier's long term consolidation plan and will serve as vital long term distribution campuses
- ★ Built in 2017, 32' clear height, cross-dock configuration and guard house at entrance with secured 190' truck courts

www.cbrenp-carrierdistributioncenter.com

WALTER JONES LOGISTICS CENTER

EL PASO, TX



PROPERTY DESCRIPTION

- ★ A 98% leased four building industrial portfolio totaling 497,611 square feet in El Paso, TX
- ★ The Portfolio is located in Butterfield Industrial Park, one of El Paso's most prominent industrial micro-markets, on a recently renewed ground lease
- ★ Built in 1994 with 24' clear heights

INVESTMENT HIGHLIGHTS

- ★ Walter Jones Logistics Center tenancy consists of two strong credit tenants (Penske & TE Connectivity) that currently occupy the majority of the Portfolio
- ★ El Paso's strategic location has driven one of the most impressive real estate markets on the southern United States border. El Paso's market plays a key role in world trade, manufacturing and distribution

www.cbrenp-walterjoneslogisticscenter.com

EAST 10 INDUSTRIAL PORTFOLIO

EL PASO, TX



PROPERTY DESCRIPTION

- ★ A 567,830 square foot Portfolio of four light industrial buildings in El Paso, Texas
- ★ Strategically located at the intersection of Interstate 10 and Loop 375, providing immediate access to the El Paso industrial market and international access to Juarez, Mexico via the Zaragoza International Bridge

INVESTMENT HIGHLIGHTS

- ★ Currently 55.3% leased with a projected year one NOI of approximately \$1,653,243, which is projected to grow approximately 120% over an investor's 10 year hold period
- ★ El Paso is the sixth largest city in the state of Texas and is strategically located on center of the United States and Mexico Border

CBRE NATIONAL PARTNERS ★ **March 2017** ★ AVAILABLE LISTINGS

4895 MOUNTAIN CREEK

DALLAS, TX



PROPERTY DESCRIPTION

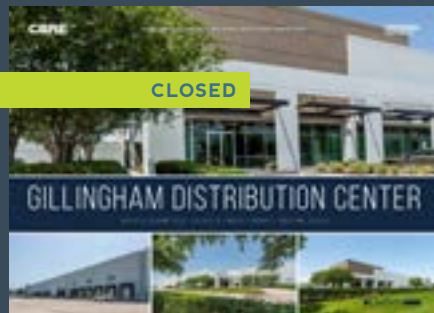
- ★ State-of-the-art, rear loaded, industrial build-to-suit totaling 192,260 square feet
- ★ Located in the South Dallas submarket, minutes from both Dallas and Fort Worth, the property is positioned with immediate access to Interstate-20 allowing quick and efficient access to all major thoroughfares in North Texas
- ★ Built in 2016 with 30' clear height

INVESTMENT HIGHLIGHTS

- ★ Located within the Mountain Creek Business Park, approximately 5 million square feet, all of which is 100% leased. Tenants include several Fortune 1000 companies such as Kimberly-Clark, Ulta Beauty, Nestle and Costco
- ★ 100% leased to Cummins, Inc. one of the world's most recognized diesel engine and commercial machinery manufacturing companies

GILLINGHAM DISTRIBUTION CENTER

HOUSTON, TX



PROPERTY DESCRIPTION

- ★ A 330,674 square foot institutional quality industrial building strategically located in the highly desired Southwest Houston submarket
- ★ Currently 100% leased to four tenants with an average remaining lease term of roughly 5 years
- ★ 28-38' clear height

INVESTMENT HIGHLIGHTS

- ★ Developed in 2005 by Prologis, who has 33 years of institutional quality development experience
- ★ Gillingham's additional 5.6 acres of land provides investors a unique and valuable development opportunity with convenient access to Airport Blvd. and Eldridge Road, which offers direct access to Interstate 69 and Beltway 8
- ★ The Property includes demised suite sizes ranging from 30,346 – 80,541 square feet

LOGISTICS CROSSING 1

DALLAS/FORT WORTH, TX



PROPERTY DESCRIPTION

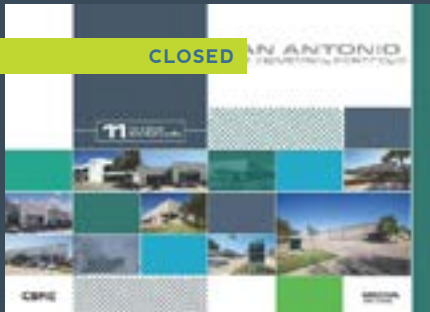
- ★ A state-of-the-art, rail-served, industrial build-to-suit totaling 667,635 square feet
- ★ Located in the Great Southwest Industrial Submarket, the oldest and largest D/FW submarket, minutes from I-30 and I-20
- ★ Built in 2014 with 30' clear height

INVESTMENT HIGHLIGHTS

- ★ 100% Leased to General Motors, LLC, one of the largest automobile manufacturers in the world
- ★ This facility provides just-in-time delivery support to the GM Arlington Assembly Facility – 4 minutes away
- ★ Highly desirable in-fill location with quick access to major thoroughfares

SAN ANTONIO LIGHT INDUSTRIAL PORTFOLIO

SAN ANTONIO, TX



PROPERTY DESCRIPTION

- ★ Just under 1 MSF of quality industrial product throughout San Antonio. Current occupancy is 89%, with below market rents and a diverse tenant base
- ★ Strategically located in San Antonio with proximity to large and growing population centers, strong local economies, and pro-business environments

INVESTMENT HIGHLIGHTS

- ★ The Seller will entertain offers for just the San Antonio Portfolio, or Dallas (listed above) + San Antonio
- ★ These assets will trade well below replacement cost, there is a shrinking supply of developable land, and a lack of product for sale in San Antonio

COPPELL CORPORATE CROSSING

DALLAS/FORT WORTH, TX



PROPERTY DESCRIPTION

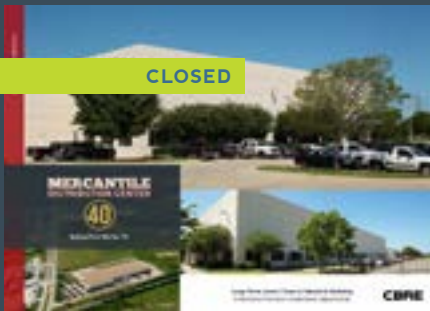
- ★ A 230,391 square foot institutional quality industrial park strategically located in the high growth path north of D/FW International Airport
- ★ The buildings are collectively 88% leased to 11 well-established tenants in the most preferred location in northern Dallas/Fort Worth.
- ★ 24' clear heights

INVESTMENT HIGHLIGHTS

- ★ High demand submarket with high barriers to entry
- ★ Vacancy in the D/FW Airport submarket is currently at 8.6%, with projections to decrease rapidly as new space is absorbed

MERCANTILE DISTRIBUTION CENTER 40

FORT WORTH, TX



PROPERTY DESCRIPTION

- ★ A single tenant, Class A warehouse facility with a long term lease, totaling 182,500 square feet in one of Dallas/Fort Worth's premier business parks
- ★ Delivered in 2006, the building features state-of-the-art construction and specifications including ESFR, concrete tilt-up walls with 28' clear height, 140' truck court depth and large 50' x 50' column spacing

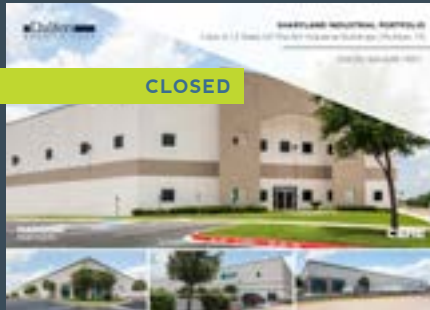
INVESTMENT HIGHLIGHTS

- ★ Attractive, Functional, Physical Real Estate
- ★ Institutional Quality Tenancy
- ★ Strategic location in North Fort Worth

CBRE NATIONAL PARTNERS ★ **March 2017** ★ AVAILABLE LISTINGS

SHARYLAND INDUSTRIAL PORTFOLIO

MCALLEN, TX



PROPERTY DESCRIPTION

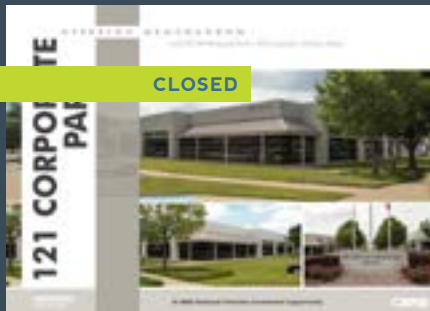
- ★ Three 99% leased, Class A industrial buildings in McAllen, Texas
- ★ Comprised of 506,312 square feet and a 9.21 acre parcel of developable land, located in McAllen's premier master-planned business park
- ★ Built between 2000-2008 with 28'-29' clear heights

INVESTMENT HIGHLIGHTS

- ★ The offering includes approximately 9.21 acres of additional land which can be immediately developed
- ★ Institutionally managed and maintained to the highest standards

121 CORPORATE PARK

DALLAS/FORT WORTH, TX



PROPERTY DESCRIPTION

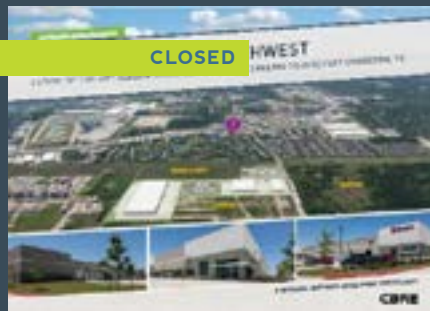
- ★ A 163,797 square foot institutional quality value office business park strategically located in the high growth path north of D/FW International Airport
- ★ The buildings are 65% leased and were built in 2001

INVESTMENT HIGHLIGHTS

- ★ Additional 4.15 acres of developable land along the SH-121 access road
- ★ Well positioned along the SH-121 access road providing quick access to all of DFW for the 7 tenants
- ★ High demand submarket with high barriers to entry

BELTWAY CROSSING NORTHWEST

HOUSTON, TX



PROPERTY DESCRIPTION

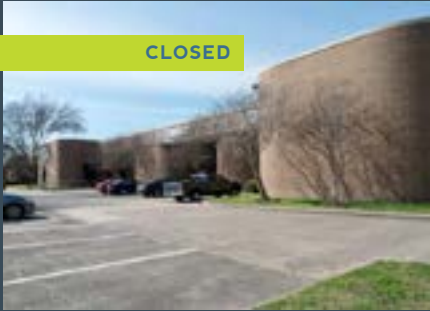
- ★ Three 100% leased, Class A+, industrial buildings located in Houston, Texas
- ★ 663,882 SF located in Houston's premier Northwest submarket
- ★ Built in 2015 with 24'-32' clear heights

INVESTMENT HIGHLIGHTS

- ★ Leased to credit tenants with an average lease term of 8.8 years remaining
- ★ Offering includes a vacant land parcel of approximately 7.45 acres for a forward sale, which can immediately accommodate a 155,400 square foot building
- ★ Located on a ground zero location on scarce land in the Northwest corridor with immediate access to Beltway 8 and in close proximity to 249

TEXAS (HOUSTON) IN-FILL INDUSTRIAL PORTFOLIO

HOUSTON, TX



PROPERTY DESCRIPTION

- ★ A 5 building industrial portfolio totaling 526,753 square feet in Houston, TX
- ★ Located in the Southwest/Southeast Houston industrial submarkets with direct access to major thoroughfares

INVESTMENT HIGHLIGHTS

- ★ 92% leased with 12'-22' clear heights built between 1978-1980
- ★ The Houston MSA is now the fifth-most populous metropolitan area in the United States and during the last decade Houston was the fastest growing metro in the United States

SAFARI BUSINESS CENTER

ONTARIO, CA

www.cbrenp-safaribusinesscenter.com



BIDS DUE 3/10

PROPERTY DESCRIPTION

- ★ Iconic, Class A multi-tenant park totaling 1,138,119 SF
- ★ Highly sought after Inland Empire West location
- ★ Critical mass of 16 buildings with varied unit sizes from 5,000 SF to 40,000 SF

INVESTMENT HIGHLIGHTS

- ★ 96% leased to long-standing tenants with 19% below market rents
- ★ History of strong occupancy (95% or higher since 2013)
- ★ No competing new development, with land prices approaching \$30 PLSF in this market and no sites of this scale available

SOUTH LATHROP COMMERCE CENTER

LATHROP, CA

www.cbrenp-southlathropcommercecenter.com



BIDS DUE 4/4

PROPERTY DESCRIPTION

- ★ 4.2 MSF Industrial Master-Plan on ±203 net acres (Est. Q2 2018 Delivery). Three (3) 1 million plus square foot buildings and three (3) buildings in the 282,000 to 450,000 square foot range
- ★ Last remaining large scale development site for sale in a Central Valley core logistics location
- ★ Located at Junction I-5 and US-120

INVESTMENT HIGHLIGHTS

- ★ Strong net absorption has driven the vacancy rate to only 1.9% for all of the Central Valley. Strong demand with 38 active requirements totaling 13.8 MSF
- ★ Tesla, UPS, Clorox, Home Depot, Del Monte, Ghirardelli, Deere, SSI/SaveMart, JC Penney have all selected Lathrop as the location for their distribution centers
- ★ Low impact fees of \$5.35/building SF (BSF) compared to \$8.75-\$12.50/BSF in Tracy and \$5.75/BSF in Stockton provides a competitive advantage

6451-6459 BOX SPRINGS

RIVERSIDE, CA

www.6451-6459boxsprings.com



ACCEPTING OFFERS

PROPERTY DESCRIPTION

- ★ Three highly functional industrial buildings totaling 91,374 SF
- ★ Proximity to I-215/SR-60
- ★ Secure business park with unique landscaping

INVESTMENT HIGHLIGHTS

- ★ 100% leased to two quality tenants, including Iron Mountain who has invested heavily into the mezzanine structure
- ★ Strategic Inland Empire location
- ★ Significantly below estimated replacement cost

MORENO CORPORATE CENTER

MORENO VALLEY, CA

www.cbrenp-morenorporatecenter.com



PROPERTY DESCRIPTION

- ★ High-quality, landscaped industrial business park totaling 139,015 SF
- ★ Concrete tilt-up buildings featuring grade level loading doors, 17' minimum clearance, sprinklers and surface parking that surrounds the assets at a ratio of 2.85/1,000 SF
- ★ One of only a few projects in Moreno Valley that allows automotive uses

INVESTMENT HIGHLIGHTS

- ★ Well leased with stable cash flow, and priced significantly below replacement cost
- ★ Rents grew by 17.0% in the Inland Empire and 15.5% in the Inland Empire East for product under 40K square feet in 2016
- ★ Offers Multiple exit strategies with the ability to sell the buildings individually in the future or obtain a condo map and sell units separately

10775 BUSINESS CENTER DRIVE

CYPRESS CENTER, CA



PROPERTY DESCRIPTION

- ★ High-image, institutional-quality industrial/R&D building totaling 36,841 SF
- ★ Potential to purchase vacated rail easement to pick up additional land for parking or truckwell
- ★ Situated near the major arterial crossroads of Katella Avenue and Valley View Street, the property has access to five major freeways within a five-mile radius

INVESTMENT HIGHLIGHTS

- ★ CBRE Econometric Advisors forecasts rents in Orange county to reach \$.87/SF NNN by the end of 2017
- ★ West Orange County market only accounts for 5% of vacant space in the overall Orange County market
- ★ Opportunity to purchase at a price below replacement cost and add value through lease up of the building

PACIFIC POINTE @ DOUGLAS PARK

LONG BEACH, CA

www.cbrenp-pacificpointeatdouglaspark.com



PROPERTY DESCRIPTION

- ★ Brand new, state-of-the-art building totaling 136,965 SF
- ★ Tight infill market with immediate access to Long Beach Airport and several major freeways
- ★ Strategic Last Mile location with proximity to 12 million people within a 60-minute drive and 2.7 miles from a FedEx hub

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Universal Technical Institute, Inc. through August 2030 with annual rent increases
- ★ Significant investment in excess of +/- \$50 PSF. Relocation difficult and unlikely
- ★ Extremely tight market with low 0.3% vacancy rate for Class A product in the South Bay - limited opportunities for future competitive developments

CBRE NATIONAL PARTNERS ★ **March 2017** ★ AVAILABLE LISTINGS

20151 NORDHOFF STREET

CHATSWORTH, CA

www.cbrenp-20151nordhoffstreet.com



PROPERTY DESCRIPTION

- ★ High-Quality Office Building Totaling 73,595 SF
- ★ Well-located with convenient access to the CA-118, CA-101, and I-405 freeways
- ★ Strategically located in the San Fernando Valley

INVESTMENT HIGHLIGHTS

- ★ 100% Leased to the County of Los Angeles through June 2025
- ★ Priced at \$19.5 million with a 5.57% Year 2 cap rate
- ★ Below replacement cost

FORD BUSINESS PLAZA

REDLANDS, CA

www.cbrenp-fordbusinessplaza.com



PROPERTY DESCRIPTION

- ★ Class A, 7 building office campus totaling 70,839 SF
- ★ Immediately Adjacent to I-10 Freeway with Visible Business Park Signage
- ★ Below replacement cost

INVESTMENT HIGHLIGHTS

- ★ 86% leased to 23 quality office and retail tenants
- ★ Premier Redlands location
- ★ Separately parceled

PATTERSON INDUSTRIAL CENTER

PERRIS, CA

www.cbrenp-pattersonindustrialcenter.com

PRICE \$2.5 MILLION /
\$6.00 PLSF



PROPERTY DESCRIPTION

- ★ 4 industrial-zoned land parcels ranging from 1.38 acres to 3.96 acres
- ★ Strategic location right off I-215 freeway with proximity to SR-60, I-15 & SR-91

INVESTMENT HIGHLIGHTS

- ★ Growing e-commerce activity is driving demand for larger warehouses
- ★ I-215 corridor location is a hotspot for Fortune 500 tenants and institutional investors
- ★ Strategic Inland Empire Location, one of best industrial markets in the country

INDIO BUSINESS PARK

INDIO, CA

www.cbrenp-indiobusinesspark.com



PROPERTY DESCRIPTION

- ★ 19.36 acre site with plans to construct an approximate 325,000 SF business park
- ★ Previously entitled for a 2-phase construction project totaling 324,755 SF, consisting of 20 buildings ranging from 5,420 SF to 32,800 SF
- ★ Excellent visibility and accessibility to I-10

INVESTMENT HIGHLIGHTS

- ★ Limited construction of Class A space in the Coachella Valley
- ★ Business Park product is in high demand in the city of Indio
- ★ Strategically located within miles of the “Path of Progress” location

BERMUDA DUNES AIRPORT

INDIO, CA

www.cbrenp-bermudadunesairport.com



PROPERTY DESCRIPTION

- ★ Opportunity to acquire 115.49 acres as an existing airport or redevelopment site
- ★ Facilities include a lighted runway and taxiway; community hangars, maintenance shop, lobby, pilot’s lounge, and office complex; parking accommodations for aircrafts, among others
- ★ The site could be redeveloped in the future to either industrial or residential

INVESTMENT HIGHLIGHTS

- ★ Desirable Southern California location in the Coachella Valley
- ★ Accommodates between 10-20% of the General Aviation Traffic in the Coachella Valley, which includes business and corporate charter, among other uses
- ★ Area land values range from \$4-\$6 PSF providing an income opportunity with future development potential in an excellent freeway adjacent location

PHELAN KENDALL & PALM

SAN BERNARDINO, CA

www.cbrenp-palmavenue.com



PROPERTY DESCRIPTION

- ★ Industrial Pre-Commit Opportunity totaling 318,370 SF (20.68 acres)
- ★ Class A industrial building will feature large truck court, ample parking and excellent loading
- ★ Immediately accessible to I- 215

INVESTMENT HIGHLIGHTS

- ★ Strategically located in the highly desirable Inland Empire
- ★ Excellent E-Commerce location
- ★ Vacancy rates for buildings in this size range continue to decline

HALLMARK DISTRIBUTION CENTER

SAN BERNARDINO, CA

[Please Click Here](#)



PROPERTY DESCRIPTION

- ★ Class A pre-commitment opportunity totaling 340,080 SF
- ★ Expected to be completed by August 2017
- ★ Immediate access to I-215 and I-210

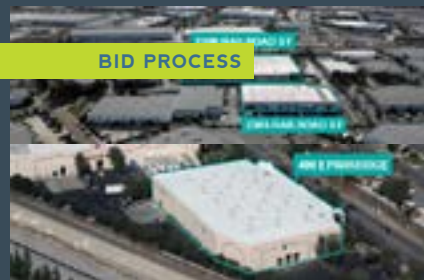
INVESTMENT HIGHLIGHTS

- ★ Strategic Inland Empire location with 4.3% overall vacancy
- ★ Strong demand for buildings in 250,000 SF to 500,000 SF size range
- ★ Structured as a pre-commitment with Zephyr – cold shell delivered at fixed price

www.cbrenp-railroadandparkridgeavenue.com

2380-2385 RAILROAD ST. & 400 E. PARKRIDGE AVE.

CORONA, CA



PROPERTY DESCRIPTION

- ★ Three Class A industrial buildings totaling 267,050 SF
- ★ Buildings feature heavy power well-appointed office space, dock-high loading, ample parking
- ★ Strategically located in an A+ infill Corona location adjacent to SR-91/I-15 interchange

INVESTMENT HIGHLIGHTS

- ★ 100% leased to well-regarded, national tenants with 14.7 years of average lease term since inception
- ★ 15% below market rents
- ★ Located in the Inland Empire, one of the most dynamic markets in the country

LAKWOOD BUSINESS PARK

LAKWOOD, WA

[Please Click Here](#)



PROPERTY DESCRIPTION

- ★ Six quality industrial buildings totaling 135,751 SF
- ★ Suites ranging from 715 SF to 13,727 SF and feature grade level loading
- ★ 2+ acre parcel for yard or future development
- ★ Features I-5 and SR-512 freeway interchange visibility

INVESTMENT HIGHLIGHTS

- ★ 82% Leased to Quality Tenants
- ★ Seattle Industrial Market has been a target of core industrial acquisitions over the last few years and continues to see downward trends on vacancy and upward pressure on rents.
- ★ Lack of similar product within the submarket and surrounding submarkets

CBRE NATIONAL PARTNERS ★ **March 2017** ★ AVAILABLE LISTINGS

STORM FUJIMOTO INDUSTRIAL CENTER

UNINCORPORATED LOS ANGELES COUNTY (GARDENA PO), CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Brand new, state-of-the-art building totaling 114,061 SF
- ★ Dual street frontage on major boulevards, Broadway St. and Main St.
- ★ Excellent infill South Bay location, with immediate access to I-110 and SR-91 freeways

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Exquisite Apparel Corporation with nearly 5 years of remaining term
- ★ Last Mile location is ideal for e-commerce
- ★ Continued upward pressure on Class A lease rates in the South Bay submarket

CITRUS PARK

RIVERSIDE, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ High image industrial and office park totaling 352,443 SF
- ★ Four, two-story office buildings and four, single-story industrial buildings
- ★ Strategically located with five (5) nearby freeway on/off ramps for the 60, 91 and 215 freeways

INVESTMENT HIGHLIGHTS

- ★ 89% occupancy, offering potential upside in NOI upon lease up
- ★ Citrus Park can be acquired as a portfolio or by product type
- ★ Located in Hunter Park, the premier location in Riverside County

8107 PARAMOUNT

PICO RIVERA, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Freestanding concrete tilt-up building totaling 46,775 SF on 2.53 acres of land
- ★ Excellent access to major interstates including I-5, I-710, I-605 and CA SR-60
- ★ Low site coverage of 42%

INVESTMENT HIGHLIGHTS

- ★ 100% leased to Lubricating Specialties through Dec. 2021 (been in building since 1985)
- ★ Strong market demand for similar blocks of space in submarket

ALAMEDA DISTRIBUTION CENTER

LYNWOOD, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Unique opportunity to acquire fee interest in 23.36 acres of ground leased land in the South Bay
- ★ Strategic Location with Excellent Visibility and Accessibility
- ★ Rail-served, premier land site

INVESTMENT HIGHLIGHTS

- ★ Barriers to Entry with few remaining available land sites in the South Bay
- ★ Industrial zoned land is located immediately adjacent to the Alameda Corridor
- ★ Low risk passive investment due to Ground Lessor's reversionary rights in the event of a default

12669 ENCINITAS AVENUE

SYLMAR, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Built in 1996 and expanded in 2010, the office/industrial building totals 35,785 SF on 3.51 Acres
- ★ Strategic Heavily-Parked Site - 8.5/1,000 parking ratio
- ★ Excellent location with easy access to the 5, 405, 210 & 110 freeways

INVESTMENT HIGHLIGHTS

- ★ The property is being offered for sale at \$8,950,000 (\$250 PSF) or for lease at a rate to be determined
- ★ Former school use (ITT Technical Institute)
- ★ Located in one of the strongest markets in Southern California, the San Fernando Valley, which has a dense population of 1.8 million residents

POMONA BUSINESS PARK

POMONA, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ Highly functional business park with attractive features totaling 65,935 SF
- ★ Below replacement cost
- ★ Flexible unit sizes, ranging from 1,435 SF to 13,738 SF

INVESTMENT HIGHLIGHTS

- ★ 86% leased to quality tenants
- ★ Below market rents offering future upside
- ★ Strategic San Gabriel Valley location

OAKMONT CLASS A INDUSTRIAL PORTFOLIO

INLAND EMPIRE AND SAN GABRIEL VALLEY, CA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ 6 buildings built in 2016, totaling 836,410 SF
- ★ 32' clear heights on 751,935 SF (90% of portfolio) and 30' clear for 84,475 SF (10%)
- ★ All four projects offer superior proximity to major freeways serving the Inland Empire and San Gabriel Valley

INVESTMENT HIGHLIGHTS

- ★ Portfolio is 68.0% leased (three completed buildings are 100% leased)
- ★ Last Mile locations and unit sizes are ideal for e-commerce
- ★ Vacancy rate in IEW just 2.3% and Pomona is an even lower 0.8%

CONTINENTAL MILLS

TUKWILA, WA



UNDER CONTRACT

PROPERTY DESCRIPTION

- ★ A two-building, Class A 84,250 SF office campus and Corporate Headquarters for Continental Mills
- ★ Concrete and steel buildings, situated on separate tax parcels
- ★ Excellent access to I-5 and I-405; proximate to SeaTac Int'l Airport and Sounder Region Commuter Station

INVESTMENT HIGHLIGHTS

- ★ 100% leased through April 2026 to Continental Mills, a leader in the food products industry
- ★ Continental Mills has maintained its headquarters in the submarket for over 50 years

STOCKTON INDUSTRIAL PARK

STOCKTON, CA



CLOSED

PROPERTY DESCRIPTION

- ★ Distribution Facility totaling 877,648 SF
- ★ Six buildings feature 24'-28' clearance, ample DH and GL loading
- ★ Prime infill location with direct access to major freeways and the Port of Stockton

INVESTMENT HIGHLIGHTS

- ★ 91% leased to well-regarded, long-standing tenants
- ★ Offered at a significant discount to replacement cost
- ★ Located in Stockton, one of the tightest industrial markets in the U.S.

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