

Tech Ridge Five

905 W Howard Lane | Austin, Texas 78753

A two-tenant, 226,076-square-foot, best-in-class industrial asset located along IH-35 in Austin, Texas.



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Tech Ridge Five (the “Property”), a 226,076-square-foot best-in-class industrial facility that is located in an irreplaceable infill location within the Austin industrial market. The Property is 100% leased to Applied Materials (S&P: A-), and Carlton-Bates Company, a subsidiary of Wesco (S&P: BB-), with 3.7-years of weighted average lease term remaining and in-place rents 15% below market. With a location along IH-35, in the middle of Shops at Tech Ridge and Parmer Austin, the Property offers unparalleled access to surrounding demand drivers and synergies with neighboring corporate tenancy. Tech Ridge Five presents a unique opportunity to acquire a Class-A industrial asset featuring best-of-the-best industrial tenancy, within one of the nation’s leading economies.



**FORTUNE 400 TENANCY WITH
MARK-TO-MARKET POTENTIAL**



**INSTITUTIONAL QUALITY ASSET WITH
SIGNIFICANT TENANT INVESTMENT**



**SUPERIOR INFILL, LAST-MILE
LOCATION**



**THRIVING AUSTIN INDUSTRIAL
FUNDAMENTALS**



**NATION LEADING ECONOMY
& BEST PLACE TO LIVE**

PROPERTY OVERVIEW



905 W Howard Lane
AUSTIN, TEXAS, 78753

226,076 SF
RENTABLE BUILDING AREA

3.7 Years
WEIGHTED AVERAGE LEASE TERM

100%
OCCUPANCY

1999
YEAR BUILT

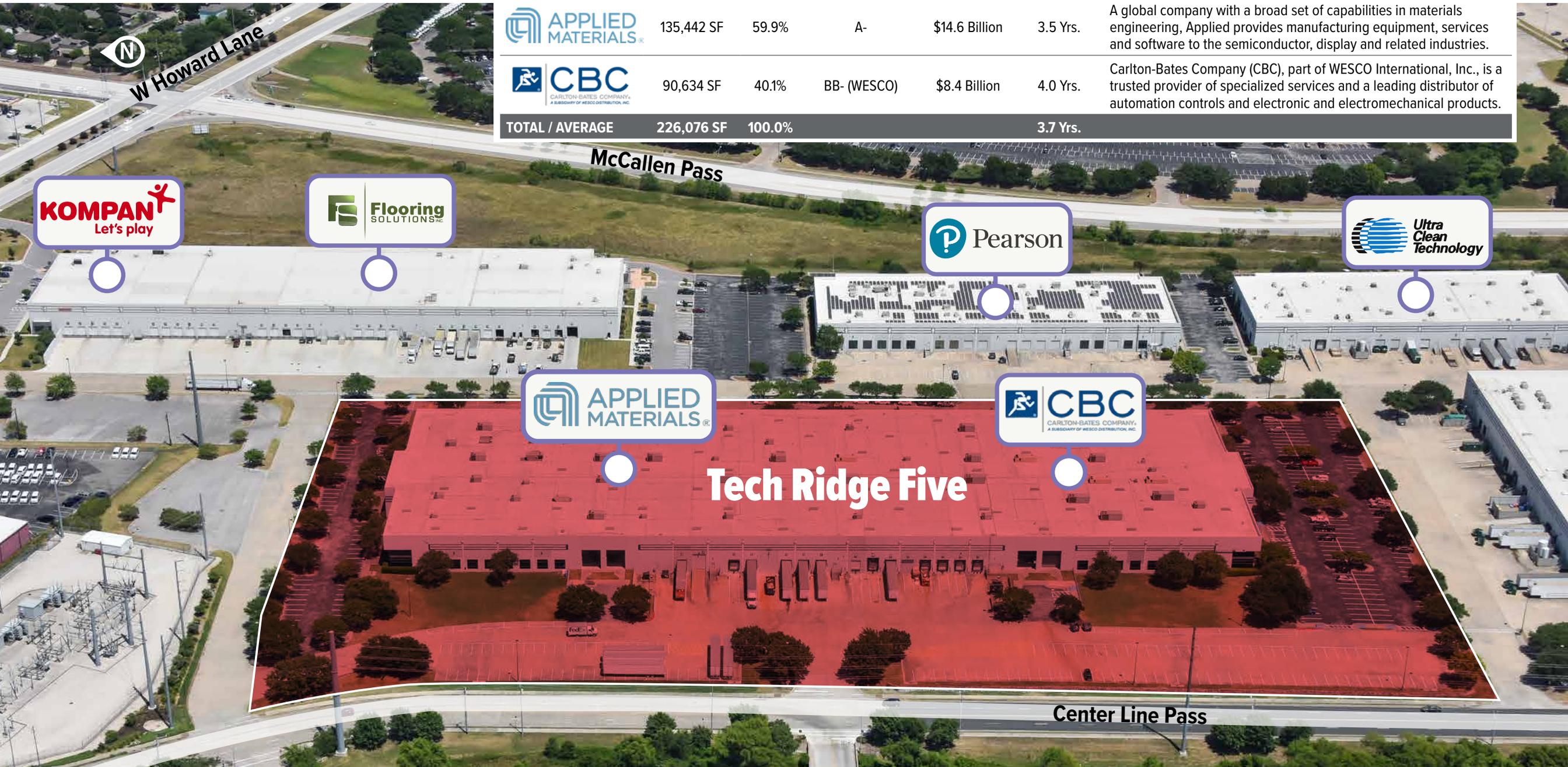
28'
CLEAR HEIGHT

13%
OFFICE FINISH

100%
HVAC CLIMATE-CONTROLLED WAREHOUSE

TENANCY

TENANT	SIZE	% OF RBA	S&P RATING (Parent Company)	2019 NET SALES	TERM REMAINING	TENANT DESCRIPTION
 APPLIED MATERIALS®	135,442 SF	59.9%	A-	\$14.6 Billion	3.5 Yrs.	A global company with a broad set of capabilities in materials engineering, Applied provides manufacturing equipment, services and software to the semiconductor, display and related industries.
 CBC <small>CARLTON-BATES COMPANY, A DIVISION OF WESCO DISTRIBUTION, INC.</small>	90,634 SF	40.1%	BB- (WESCO)	\$8.4 Billion	4.0 Yrs.	Carlton-Bates Company (CBC), part of WESCO International, Inc., is a trusted provider of specialized services and a leading distributor of automation controls and electronic and electromechanical products.
TOTAL / AVERAGE	226,076 SF	100.0%			3.7 Yrs.	



INVESTMENT HIGHLIGHTS



FORTUNE 400 TENANCY WITH MARK-TO-MARKET POTENTIAL

Rare Austin Industrial Acquisition Opportunity

- Tech Ridge Five presents investors with the unique opportunity to acquire 226,076 square feet of light industrial product within an infill location of Austin, a city that has limited industrial supply and minimal acquisition opportunities each year.

Stable In-Place Cash Flow with Future Upside

- With an in-place occupancy rate of 100%, rental rates 15% below market, and limited availability for similar suite sizes and parking ratios in the competitive set, potential investors will have the ability to push rents upon tenant rollover.

Essential Tenancy with Resilient Business Models



Fortune
200

AMAT
NASDAQ
\$58.4
MARKET CAP
22,700
EMPLOYEES



WCC
NYSE
\$2.2B
MARKET CAP
9,500
EMPLOYEES

Fortune
400





INSTITUTIONAL QUALITY ASSET WITH SIGNIFICANT TENANT INVESTMENT

- 226,076 square foot, rear-load facility originally constructed in 1999
- Situated on 17.0 acres of infill land, the site features 130' deep truck court and 571 parking spaces, which translates to an above standard parking ratio of 2.5 per 1,000
- Building features reinforced concrete construction, clear heights of 28', 13% office finish with 100% HVAC climate-controlled warehouse space
- In-place tenancy has spent upwards of \$5.50 PSF above their provided tenant improvement allowance, signifying the tenant commitment to the asset and increasing the costs to replicate the existing improvements



SUPERIOR INFILL, LAST-MILE LOCATION

Significant Barriers to Entry

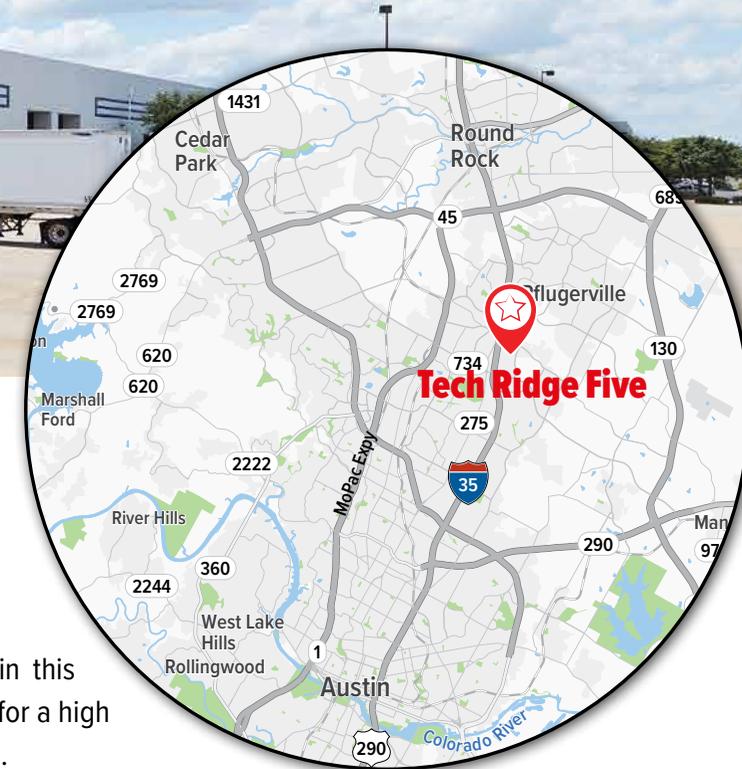
- Cost-effective industrial development sites have become nearly impossible in this area due to the residential housing growth and office tenant demand, allowing for a high barriers-to-entry environment that leads to outsized rental rate growth potential.

Irreplaceable Last-Mile Location

- Located on W Howard Lane, just off IH-35 in Austin, TX, 5 minutes from Mopac / Parmer, 11 minutes from SH-130, and 25 minutes from ABIA, the Property enjoys outstanding last-mile connectivity to the city's growing population hubs and bustling commercial centers.

Neighboring Corporate Tenancy

- The location is further validated by the surrounding corporate tenancy, ranging from Global IT firms to companies on the Fortune 500 list, who all enjoy the ability to attract the city's top talent due to the location's access, surrounding amenities, and campus-like atmosphere.



FORTUNE 500

- GM
- Facebook
- Apple
- 3M
- Home Depot
- Dell

**DRIVE TIMES FROM
TECH RIDGE FIVE**

DOMAIN
THE DOMAIN
10 MIN | 5.5 MILES

ROUND ROCK
12 MIN | 6.8 MILES

UNIVERSITY OF TEXAS
15 MIN | 11.4 MILES

DOWNTOWN AUSTIN
17 MIN | 12.6 MILES

CEDAR PARK
21 MIN | 14.6 MILES

GEORGETOWN
21 MIN | 16.5 MILES

AUSTIN-BERSGTOM
24 MIN | 21.7 MILES



East Parmer Lane

HID

Capgemini

CBC
CARBON BATES COMPANY
A SUBSIDIARY OF WISCONSINSTEEL, INC.

METRO
CAPMETRO
PARK & RIDE

Center Ridge Drive

APPLIED MATERIALS

Tech Ridge Five

Ultra Clean Technology

Pearson

Flooring SOLUTIONS

McCallen Pass

KOMPAN
Let's play



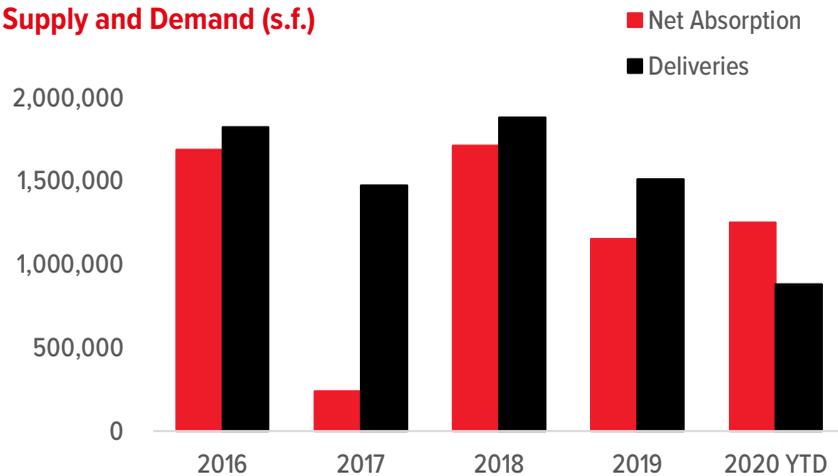


THRIVING AUSTIN INDUSTRIAL FUNDAMENTALS

AUSTIN MARKET INVENTORY:	54,089,494 SF
OCCUPANCY:	91.3%
YTD NET ABSORPTION:	1,247,619 SF
UNDER CONSTRUCTION:	1,525,593 SF

Over the past decade, Austin has continually led the national in economic and population growth, supported by its ability to attract, and expand major corporations and high-tech companies including Apple, Amazon, Facebook, Google, and most recently Tesla. Austin’s pro-business climate and highly educated workforce, combined with the geographic constraints, rising construction costs, and limited land sites have resulted in upward pressure on industrial rental rates and occupancy.

Supply and Demand (s.f.)



NATION LEADING ECONOMY



AUSTIN IS THE “#1 CITY FOR REAL ESTATE INVESTMENT”

- ULI (2020)



152 PEOPLE MOVING TO THE CITY PER DAY

- Austin Chamber



FASTEST GROWING CITY IN THE COUNTRY

- Forbes



NATION’S FASTEST GROWING JOB MARKET

- 3.5% Growth | +36k jobs in the last year



#1 HOTTEST U.S. JOB MARKET

- Wall Street Journal (2020)



#1 PLACE TO LIVE 2017, 2018 & 2019

- U.S. News



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