

# GATEWAY

LOGISTICS CENTER

- » 96% LEASED » 1,430,361 SF » 8.4 YEARS WALT
- » BEST-IN-CLASS LOGISTICS LOCATION
- » STATE-OF-THE-ART, FIVE BUILDING, PREMIERE DFW INDUSTRIAL PARK

OFFERING SUMMARY 







## INTRODUCTION

JLL Capital Markets is pleased to present the opportunity to acquire Gateway Logistics Center (the “Property”), Class A+ Industrial Park strategically located in the DFW Airport Submarket in the thriving Dallas / Fort Worth Industrial Market. The Property is comprised of five state-of-the-art industrial buildings which are currently 96% leased to a roster of household name tenants, with an average remaining lease term of 8.4 years. Potential Investors have the unique opportunity to acquire DFW’s Premiere Industrial Park, with incredible highway visibility and access, located in DFW’s most dynamic leasing submarket. The Gateway Logistics Center opportunity offers the perfect combination of location, functionality, building quality, and exit liquidity for an investor seeking a best-in-class core investment opportunity.

The Property features highly desirable building characteristics sought after by a wide range of industrial users and is strategically located at the South entrance of DFW International Airport 0.33 miles northwest of the intersection of SH-183 (Airport Freeway) and SH-161 (President George Bush Turnpike) in the DFW Airport Industrial Submarket. The Submarket is known for its prime location halfway between Dallas and Fort Worth. The Property offers an ideal location for local, regional and national distributors with exceptional regional accessibility and immediate access to rooftops and a strong labor pool. Gateway Logistics Center provides the rare opportunity to acquire a highly functional core asset with reliable in-place cash flow and a coveted distribution location.





## **INVESTMENT HIGHLIGHTS**

### ***DFW'S PREMIERE CLASS A++ BUSINESS PARK***

Gateway Logistics Center is Dallas Fort Worth's Premiere Business Park as it sits at the gateway to DFW Airport and features best-in-class industrial construction and highly functional Class A design providing all amenities and building characteristics sophisticated tenants have come to expect in modern industrial warehouses. The Property is comprised of five buildings, Buildings 1, 3 and 5 are cross-dock options while Buildings 2 and 4 are rear-load options. Gateway Logistics Center features new and efficient space and can accommodate a variety of industrial user demands including bulk distribution, shallow-bay or office/showroom.



### ***96% LEASED TO A STRONG LINE UP OF 8 TENANTS WITH OVER 8 YEARS OF WALT REMAINING***

The Property is currently 96% leased to a strong roster of household name tenants including HelloFresh (27% of the GLA) and Samsung (22% of the GLA). Gateway features over 8 years of weighted average lease term remaining with significant contractual rental rate increases. The accretive lease structures would allow potential investors to capture substantial lease term and have healthy income growth embedded within the cash flow.



### ***PRIME DFW LAST MILE DISTRIBUTION LOCATION WITH PHENOMENAL HIGHWAY VISIBILITY AND ACCESS***

Gateway Logistics Center is strategically located at the South entrance of DFW International Airport 0.33 miles northwest of the intersection of State Highway 183 (Airport Freeway) and State Highway (President George Bush Turnpike) in the DFW Airport Industrial Submarket. The Property's location offers current and future tenants highly desirable highway visibility and prime ingress and egress from SH-183 and SH-161.



### ***HIGHLY COVETED INSTITUTIONAL SUBMARKET***

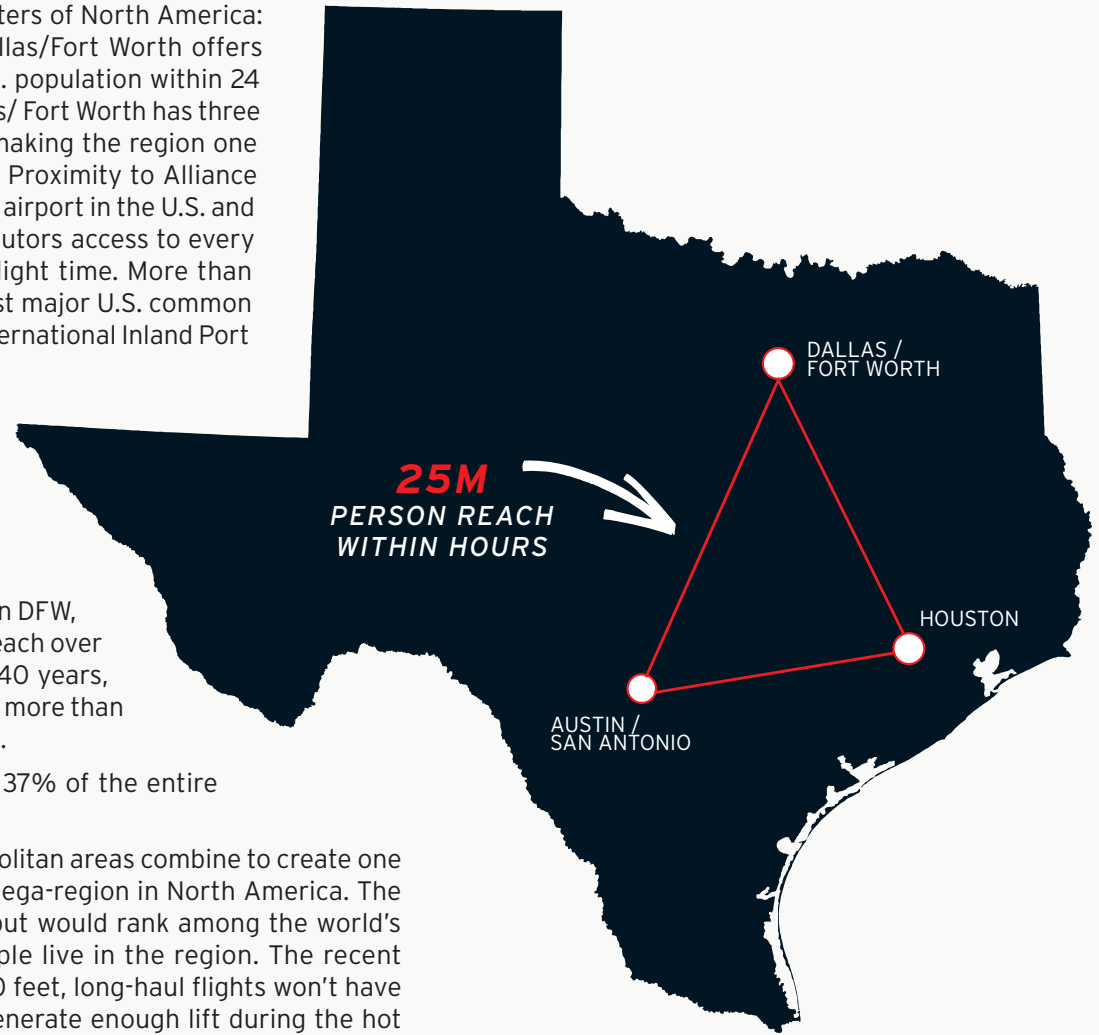
The Property is located in one of the most desirable industrial submarkets in the Dallas Fort Worth Metroplex. Located centrally between Dallas and Fort Worth, The DFW Airport submarket's proximity to DFW International Airport makes it a prime location for operations that rely heavily on this type of transportation. As such, the submarket supports a long-term relationship between distribution centers and 3PL's. Located near the interchange of State Highway 183 and State Highway 161 the Property benefits from healthy labor pools from the Metroplex suburbs, as well as from the nearby amenity base surrounding the region. The DFW Airport industrial submarket offers connectivity to key transportation nodes both regionally and nationally. The submarket has attracted a premier line-up on brand name tenants and institutional owners.





### LOGISTICAL REGION OF CHOICE

Centrally located among the four major economic centers of North America: New York, Los Angeles, Mexico City and Toronto, Dallas/Fort Worth offers distributors access to 79 U.S. markets, 37% of the U.S. population within 24 hours, and 93% of the population within 48 hours. Dallas/ Fort Worth has three major rail lines, and eight intermodal hubs currently making the region one of the nation's top intermodal transportation centers. Proximity to Alliance Airport and DFW International Airport, the third busiest airport in the U.S. and the 11th largest cargo airport in the U.S., grants distributors access to every major city in the continental U.S. within four hours flight time. More than 600 motor carriers operate out of DFW Metro and most major U.S. common carriers have terminals in DFW International Airport. International Inland Port of Dallas is also served by the Texas Shuttle, the only dedicated intermodal line from Port of Houston's Barbour's Cut distribution center to Dallas.



### IDEAL LOCAL, REGIONAL AND NATIONAL DISTRIBUTION FACILITY LOCATION

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Property's tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area.

Furthermore, the Property's location is accessible to 37% of the entire U.S. population within 24 hours.

The Dallas-Fort Worth, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis which ranks as the eighth largest mega-region in North America. The Dal-Austin megalopolis' \$723 billion in economic output would rank among the world's 25 largest economies. Approximately 12 million people live in the region. The recent extension of both runways at Alliance Airport to 11,000 feet, long-haul flights won't have to tradeoff between fuel or payload when trying to generate enough lift during the hot summer months.



### GROWTH OF E-COMMERCE

The rapid growth of e-commerce has continued to lead to rampant growth in the industrial property sector. A projected \$3.54 trillion was spent on e-commerce in 2019 globally, which results in 19% growth over 2018 and accounts for 10.7% of total United States spending. By 2023, e-commerce spending is expected to reach \$6.54 trillion. As e-commerce continues to expand, the distribution requirements for e-retailers will continue to increase and evolve, as they demand more dynamic and functional space.



**BY 2023,  
E-COMMERCE SPENDING IS  
EXPECTED TO REACH  
\$6.54 TRILLION**





## DALLAS-FORT WORTH INTERNATIONAL AIRPORT

- ✈️ Central location within 4 hours of almost all major cities in North America
- ✈️ Handles nearly 65% of all international air cargo in Texas
- ✈️ International cargo service to 17 global hubs handling 737,215 tons of cargo annually
- ✈️ World's 10th Busiest Airport for Flight Operations

**1,800**  
FLIGHTS  
PER DAY

**205,500**  
PASSENGERS  
PER DAY

**7,854,031**  
INTERNATIONAL  
PASSENGERS ANNUALLY

**228,000**  
JOBS  
SUPPORTED

161

W AIRPORT FREEWAY

VALLEY VIEW LANE

**BUILDING  
1**

**BUILDING  
2**

**BUILDING  
3**

**BUILDING  
4**

**BUILDING  
5**

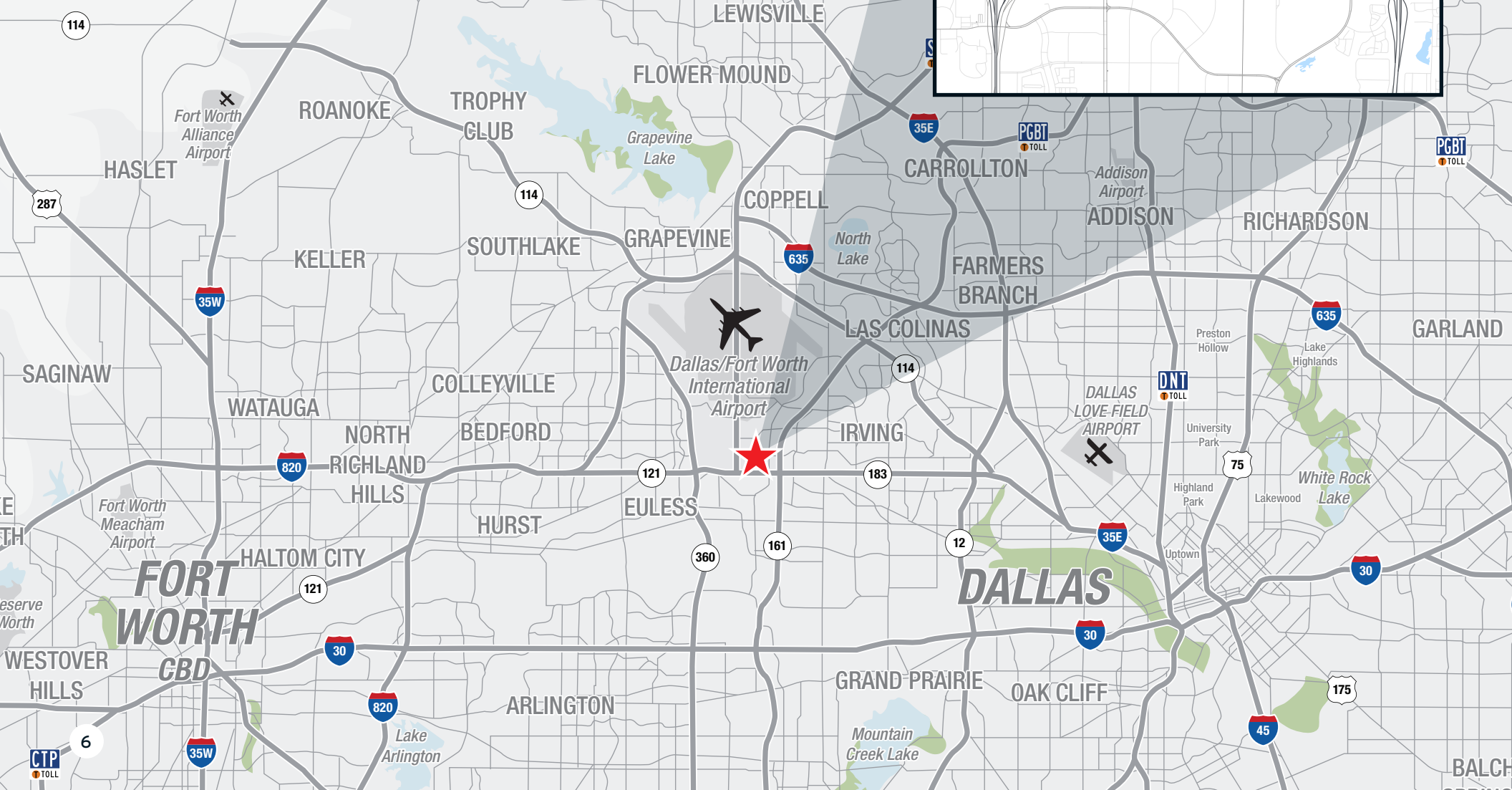
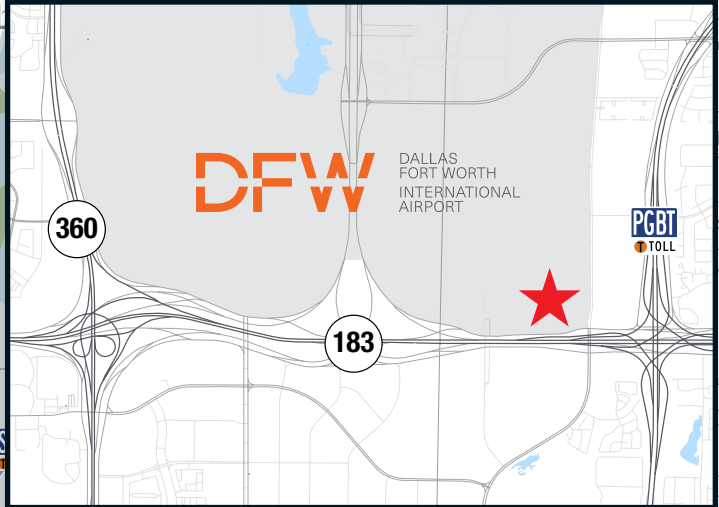
183







<b>TO DOWNTOWN DALLAS</b> <b>18 MINUTES, 15 MILES</b>	<b>TO DOWNTOWN FORT WORTH</b> <b>23 MIN, 22 MILES</b>
<b>TO DFW AIRPORT</b> <b>6 MIN, 4 MILES</b>	<b>TO DALLAS LOVE-FIELD</b> <b>20 MIN, 13 MILES</b>
<b>TO BNSF INTERMODAL</b> <b>36 MINUTES, 28 MILES</b>	





## PROPERTY PROFILE

**DFW'S PREMIERE  
INDUSTRIAL PARK**

**FIVE BUILDING CLASS A+  
CONSTRUCTION**

**1,430,361  
SQUARE FEET**

**96% LEASED  
DIVERSE TENANT ROSTER**

**8.4 YEARS  
AVERAGE LEASE TERM  
(AS OF DECEMBER 2020)**

**2019  
YEAR BUILT**

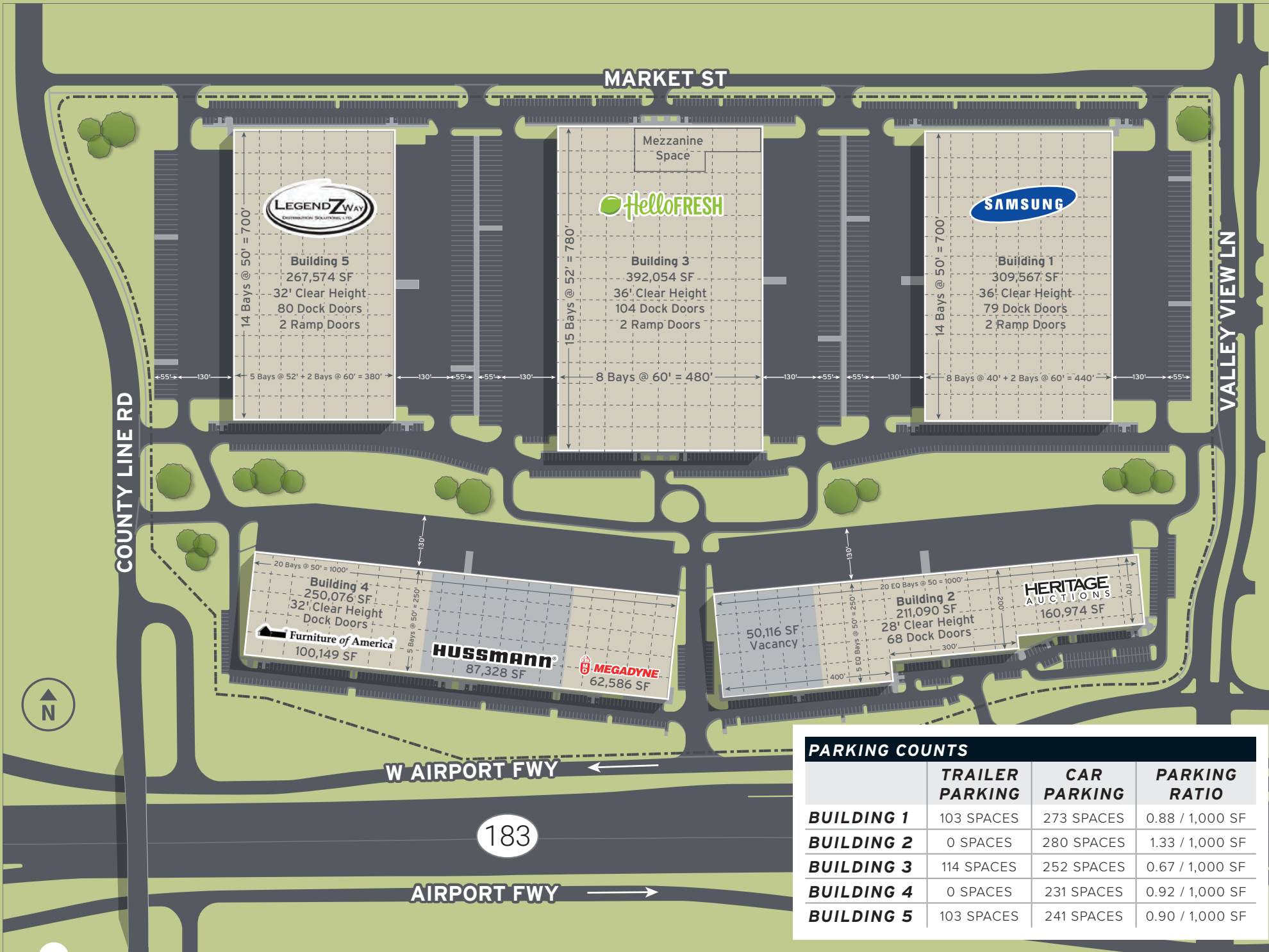
**TRADITIONAL  
DFW AIRPORT  
GROUND LEASE**

**28' TO 36'  
CLEAR HEIGHT**

**130' TO 185'  
TRUCK COURTS**



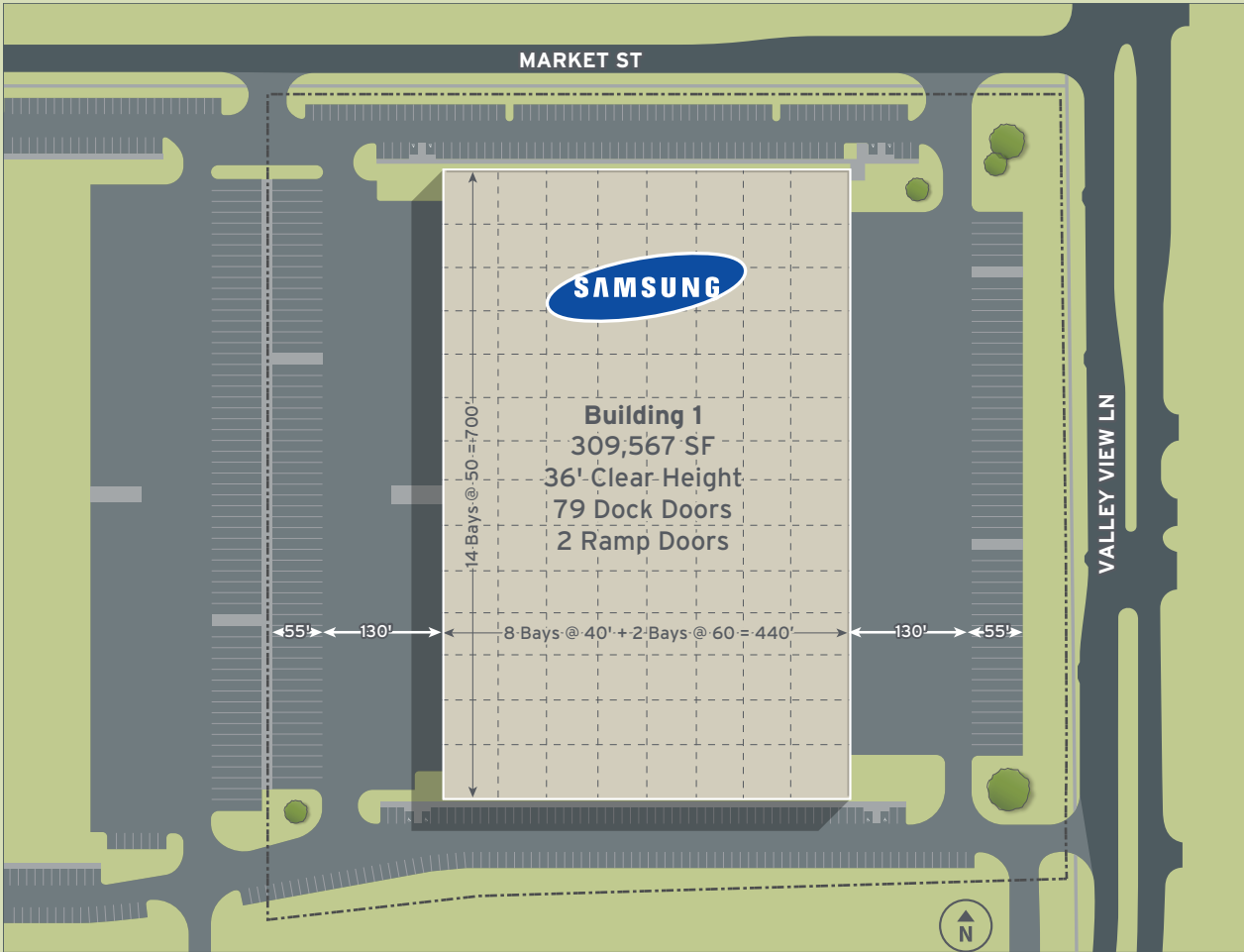




**PARKING COUNTS**

	TRAILER PARKING	CAR PARKING	PARKING RATIO
<b>BUILDING 1</b>	103 SPACES	273 SPACES	0.88 / 1,000 SF
<b>BUILDING 2</b>	0 SPACES	280 SPACES	1.33 / 1,000 SF
<b>BUILDING 3</b>	114 SPACES	252 SPACES	0.67 / 1,000 SF
<b>BUILDING 4</b>	0 SPACES	231 SPACES	0.92 / 1,000 SF
<b>BUILDING 5</b>	103 SPACES	241 SPACES	0.90 / 1,000 SF





**BUILDING 1**

ADDRESS:	2800 Market Street, Irving, TX 75062
SQUARE FOOTAGE:	309,567 SF
OCCUPANCY:	100.00%
SITE SIZE:	18.30 Acres
COVERAGE:	38.83%
COMPLETION DATE:	1/14/2019 - Shell Substantial Completion
LOADING:	Cross Dock
CLEAR HEIGHT:	36'
DOCK-HIGH DOORS:	79
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
OFFICE FINISH SF:	+/-20,000 SF
OFFICE FINISH %:	6.50%
HVAC FINISH SF:	85,000 SF
HVAC FINISH %:	27.46%
MEZZANINE OFFICE:	0 SF
TRAILER PARKING:	103 Spaces
CAR PARKING:	273 Spaces
CAR PARKING RATIO:	0.88 / 1,000 SF
SPRINKLERS:	ESFR

## BUILDING 2

ADDRESS:	2801 W Airport Freeway, Irving, TX 75062
SQUARE FOOTAGE:	211,090 SF
OCCUPANCY:	76.26%
SITE SIZE:	14.44 Acres
COVERAGE:	33.57%
COMPLETION DATE:	2/13/2019 - Shell Substantial Completion
LOADING:	Rear Load
CLEAR HEIGHT:	28'
DOCK-HIGH DOORS:	68
DRIVE-IN DOORS:	0
TRUCK COURT:	130'
OFFICE FINISH SF:	+/-101,000 SF
OFFICE FINISH %:	47.85%
HVAC FINISH SF:	160,974 SF
HVAC FINISH %:	76.26%
MEZZANINE OFFICE:	0 SF
TRAILER PARKING:	0 Spaces
CAR PARKING:	280 Spaces
CAR PARKING RATIO:	1.33 / 1,000 SF
SPRINKLERS:	ESFR







## BUILDING 3

ADDRESS:	2700 Market Street, Dallas, TX
SQUARE FOOTAGE:	392,054 SF (Includes 17,240 SF of Mezzanine Space)
OCCUPANCY:	100.00%
SITE SIZE:	21.84 Acres
COVERAGE:	39.40%
COMPLETION DATE:	2/20/2019 - Shell Completion
LOADING:	Cross Dock
CLEAR HEIGHT:	36'
DOCK-HIGH DOORS:	104
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
OFFICE FINISH SF:	+/-33,000 SF
OFFICE FINISH %:	8.42%
HVAC FINISH SF:	33,000 SF
HVAC FINISH %:	8.42%
MEZZANINE OFFICE:	17,240 SF
TRAILER PARKING:	114 Spaces
CAR PARKING:	252 Spaces
CAR PARKING RATIO:	0.67 / 1,000 SF
SPRINKLERS:	ESFR

## BUILDING 4

ADDRESS:	2601 W Airport Freeway, Dallas, TX 75261
SQUARE FOOTAGE:	Leased space is 250,063, Building SF is 250,076
OCCUPANCY:	100.00%
SITE SIZE:	14.70 Acres
COVERAGE:	39.04%
COMPLETION DATE:	3/19/2019 - Shell Substantial Completion Completion
LOADING:	Rear Load
CLEAR HEIGHT:	32'
DOCK-HIGH DOORS:	68 Doors
DRIVE-IN DOORS:	0 Doors
TRUCK COURT:	130'
OFFICE FINISH SF:	+/-23,000 SF
OFFICE FINISH %:	9.20%
HVAC FINISH SF:	23,000 SF
HVAC FINISH %:	9.20%
TRAILER PARKING:	0 Spaces
MEZZANINE OFFICE:	400 SF, Prefabricated used for storage
CAR PARKING:	231 Spaces
CAR PARKING RATIO:	0.92 / 1,000 SF
SPRINKLERS:	ESFR







**BUILDING 5**

ADDRESS:	2600 Market Street, Dallas, TX 75261
SQUARE FOOTAGE:	267,574 SF
OCCUPANCY:	100.00%
SITE SIZE:	17.06 Acres
COVERAGE:	36.01%
COMPLETION DATE:	3/27/2019 - Shell Substantial Completion
LOADING:	Cross Dock
CLEAR HEIGHT:	32'
DOCK-HIGH DOORS:	80 Doors
DRIVE-IN DOORS:	2 Doors
TRUCK COURT:	185'
OFFICE FINISH SF:	2,500 SF
OFFICE FINISH %:	0.93%
HVAC FINISH SF:	2,500 SF
HVAC FINISH %:	0.93%
MEZZANINE OFFICE:	0 SF
TRAILER PARKING:	103 Spaces
CAR PARKING:	241 Spaces
CAR PARKING RATIO:	0.90 / 1,000 SF
SPRINKLERS:	ESFR

# GATEWAY

## LOGISTICS CENTER



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