

# STONERIDGE

Business Park

Dallas, Texas

**LIGHT INDUSTRIAL BUSINESS PARK**  
**3 BUILDINGS • 171,025 SF • VALUE-ADD OPPORTUNITY**



## THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Stoneridge Business Park (the “Property” or “Park”), a 171,025 square foot light industrial park located in Dallas-Fort Worth within the high-performing South Dallas industrial submarket. Positioned on 8.4 acres, the Park is comprised of three institutional-quality light industrial facilities with an average office finish of 58%. Over the last 18 months, the Property has achieved excellent absorption and rental rate growth, partly due to the continued improvement of the South Dallas industrial submarket as a whole, and partly due to a very well executed spec suite program by the current owner within Building 1 of the Park. Drafting off this momentum, the Property is poised to continue to perform and offers very compelling value-add upside in the near-term.

In short, the Property provides the rare opportunity to acquire an institutional-quality light industrial asset at a significant discount to replacement cost with highly compelling upside and a strategic location within one of Dallas-Fort Worth’s highest performing industrial submarkets.

## PORTFOLIO SUMMARY

<b>RENTABLE SQUARE FOOTAGE:</b>	171,025 SF
<b>OCCUPANCY:</b>	82.8%
<b>OFFICE FINISH:</b>	58%
<b>CLEAR HEIGHT:</b>	18’ – 20’
<b>WALT:</b>	3.6 Years
<b>YEAR BUILT:</b>	1987
<b>PARKING RATIO:</b>	3.3 / 1,000 SF



## INVESTMENT HIGHLIGHTS

### INSTITUTIONAL-QUALITY ASSET AT A SIGNIFICANT DISCOUNT TO REPLACEMENT COST

The offering presents the opportunity to capture an institutional-quality asset with little-to-no deferred maintenance at an extremely low basis relative to replacement cost, allowing for significant lease-up flexibility, creative financing opportunities, and excellent exit options.

### VALUE CREATION OPPORTUNITY THROUGH LEASE UP

The Park is currently 82.8% leased to a successful mix of national and local tenants. Over the last 18 months, the Property has seen significant leasing activity with over 86,000 square feet of executed renewals and new leases. The current owner also recently spec’d out a number of the remaining vacancies to move-in ready condition, providing a new owner with immediate lease-up opportunity.

### MARK-TO-MARKET OPPORTUNITY

In-place rental rates currently average more than 10% below market across the Park with an average remaining lease term of 3.6 years, providing meaningful near-term opportunity to mark rents to market as in-place leases rollover.

### STRATEGICALLY POSITIONED WITH EXCELLENT ACCESS

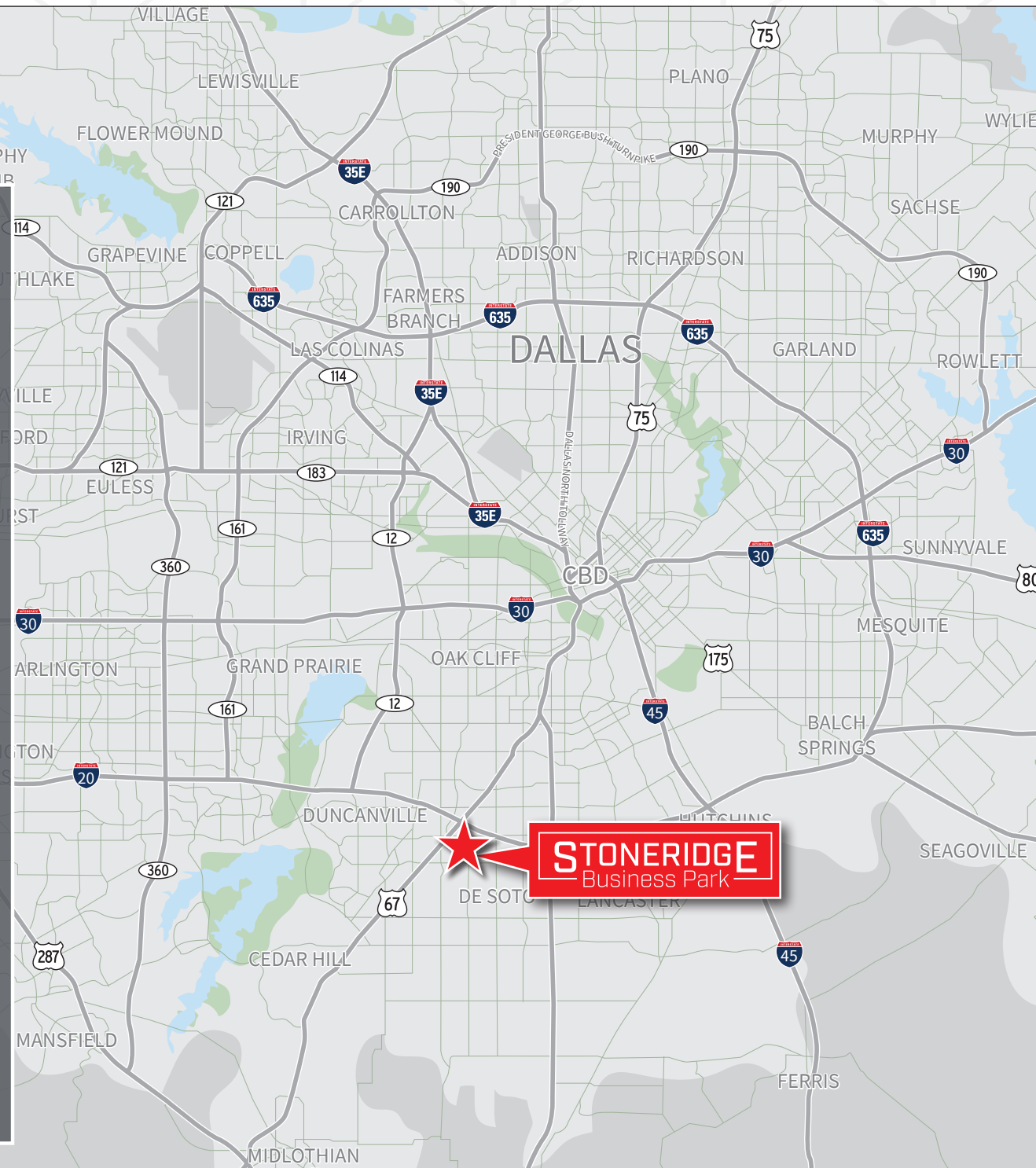
Located just off of I-20 with immediate access to I-35E, SH-67, and I-45, Stoneridge Business Park benefits from direct connectivity to the metro’s primary thoroughfares and excellent access to a large, highly skilled labor pool.

### PRIME LOCATION WITHIN THE HIGH-PERFORMING SOUTH DALLAS INDUSTRIAL SUBMARKET

While big-box distribution product in South Dallas experienced some supply issues in recent years, light industrial product within South Dallas has consistently outperformed with average submarket occupancy exceeding 95% for more than a decade and rapid market rent growth over the last several years.

**LOCATION MAP**

<b>STONERIDGE I</b>	ADDRESS: 2550 Beckleymeade Ave Dallas, Texas 75237
RENTABLE AREA: 73,496 SF	% LEASED: 60.1%
OFFICE FINISH: 95.0%	CLEAR HEIGHT: 20'
LOADING DOORS: 9 dock-high	PARKING RATIO: 5.1 / 1,000 SF
<b>STONERIDGE II</b>	ADDRESS: 9050 Autobahn Drive Dallas, Texas 75237
RENTABLE AREA: 40,450 SF	% LEASED: 100%
OFFICE FINISH: 34.1%	CLEAR HEIGHT: 18' - 20'
LOADING DOORS: 5 dock-high; 5 drive-in	PARKING RATIO: 2.0 / 1,000 SF
<b>STONERIDGE III</b>	ADDRESS: 9110 Autobahn Drive Dallas, Texas 75237
RENTABLE AREA: 57,079 SF	% LEASED: 100%
OFFICE FINISH: 27.9%	CLEAR HEIGHT: 18' - 20'
LOADING DOORS: 10 dock-high; 2 drive-in	PARKING RATIO: 1.9 / 1,000 SF



**THE OPPORTUNITY**

**82.8%**  
**LEASED**

TOTAL NUMBER OF BUILDINGS **3**

**SIGNIFICANT DISCOUNT TO REPLACEMENT COST**



**BUILDING TYPE**  
♦ Light Industrial

**171,025**  
TOTAL SQUARE FEET



**STRATEGIC SOUTH DALLAS LOCATION:**

- ♦ Ideally positioned within the South Dallas industrial submarket, which led DFW in industrial absorption in 2020.
- ♦ Light industrial / flex properties have consistently outperformed big-box distribution properties in South Dallas.
- ♦ 97% light industrial / flex submarket occupancy.

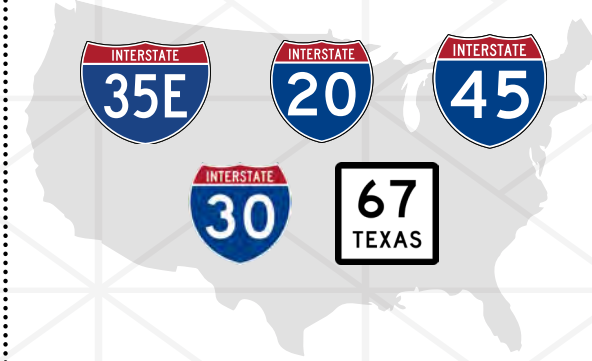


**58%**  
OFFICE FINISH-OUT

**FEATURING**

- ♦ 18' - 20' Clear Heights
- ♦ Dock-High Loading
- ♦ Ample Parking (3.3 / 1,000 SF)
- ♦ Constructed in 1987
- ♦ Recently Replaced Roofs (Under Warranty Through 2036)

CLOSE PROXIMITY TO MAJOR HIGHWAYS



**EXCELLENT CONNECTIVITY**

- Less than 10 miles to **Union Pacific Dallas Intermodal Terminal**
- Less than 10 miles to **Dallas CBD**
- Less than 15 miles to **Dallas Love Field Airport**
- Less than 22 miles to **DFW International Airport**



## VALUE CREATION OPPORTUNITY



### EXCELLENT RECENT LEASING VELOCITY

Current ownership has executed 86,000 SF of renewals and new leases at the Property over the last 18 months.



### STRONG RENTAL RATE MOMENTUM

Leases executed at the Property over the last 18 months have achieved an average 14% increase over the previous expiring rate.



### IMMEDIATE LEASE UP OPPORTUNITY

At 82.8% leased, the Property offers significant opportunity to create value through lease up. In recent months, current ownership has invested significant capital to make-ready the remaining vacant suites at the Property.



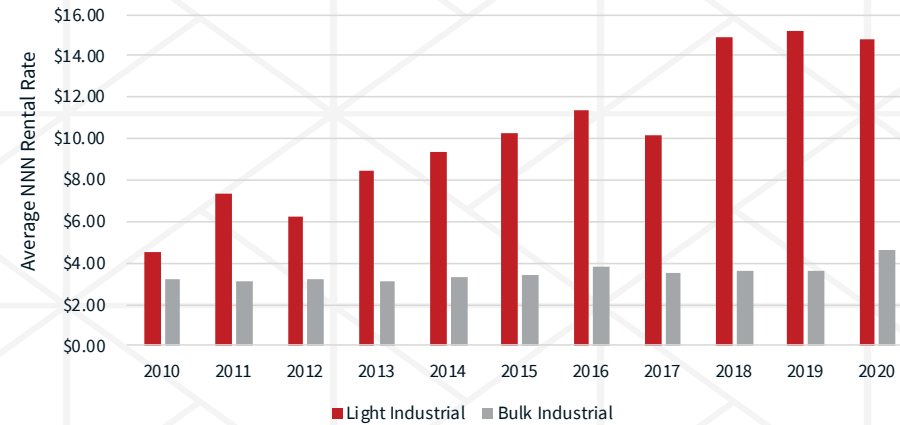
### MARK-TO-MARKET OPPORTUNITY

Current in-place rates at the Property average more than 10% below market. Drafting off of the explosive rent growth seen in the South Dallas light industrial sector, the Property is well positioned to capitalize as in-place leases rollover.

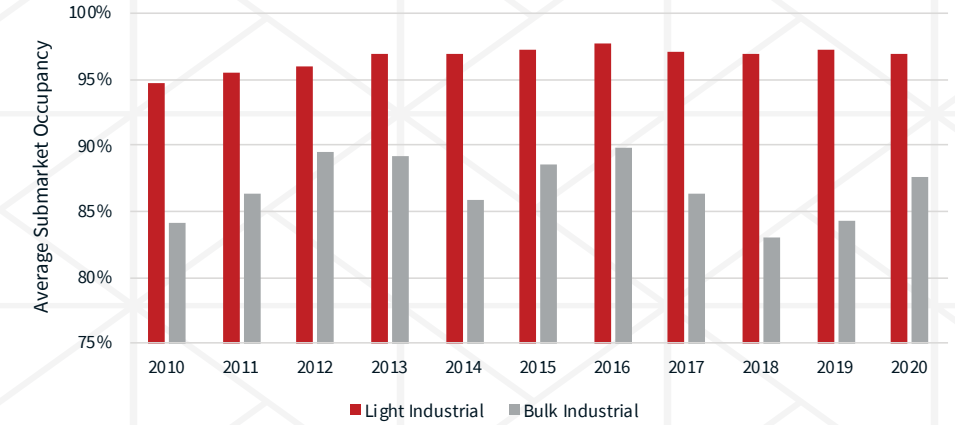
## LIGHT INDUSTRIAL PRODUCT OUTPERFORMS BULK

Light industrial properties within south Dallas have consistently outperformed bulk industrial, with stable average occupancy in the mid-to-high 90's and outstanding historical rent growth.

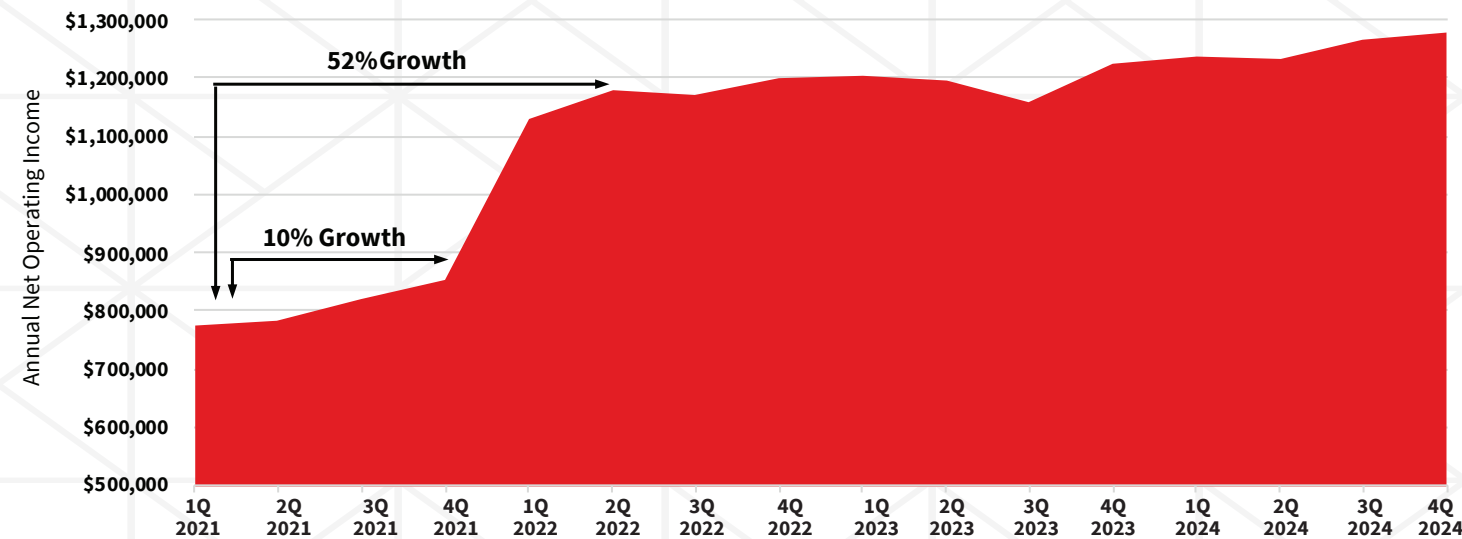
South Dallas Industrial Submarket  
Light Industrial vs. Bulk Industrial Rental Rates



South Dallas Industrial Submarket  
Light Industrial vs. Bulk Industrial Occupancy



Forecasted Net Operating Income Growth



## SOUTH DALLAS LIGHT INDUSTRIAL HIGHLIGHTS

- 44%** RENT GROWTH SINCE 2015
- OVER 200%** RENT GROWTH SINCE 2010
- 95%+** AVERAGE SUBMARKET OCCUPANCY SINCE 2010
- LIMITED** NEW SUPPLY WITH LESS THAN 100,000 SF DEVELOPED SINCE 2010
- 230 BPS** INCREASE IN SUBMARKET OCCUPANCY SINCE 2010
- DIVERSIFIED MULTI-TENANT RENT ROLLS**
- #1 PERFORMING ASSET CLASS**
- HIGH BARRIERS TO ENTRY**

# PRIME INFILL LOCATION

## THRIVING DFW INDUSTRIAL MARKET

Comprised of 853 million square feet of total warehouse inventory, the DFW industrial market is currently 94% leased on the heels of 47 million square feet of positive net absorption since 1Q 2019, with 21% rental rate growth over the same period.

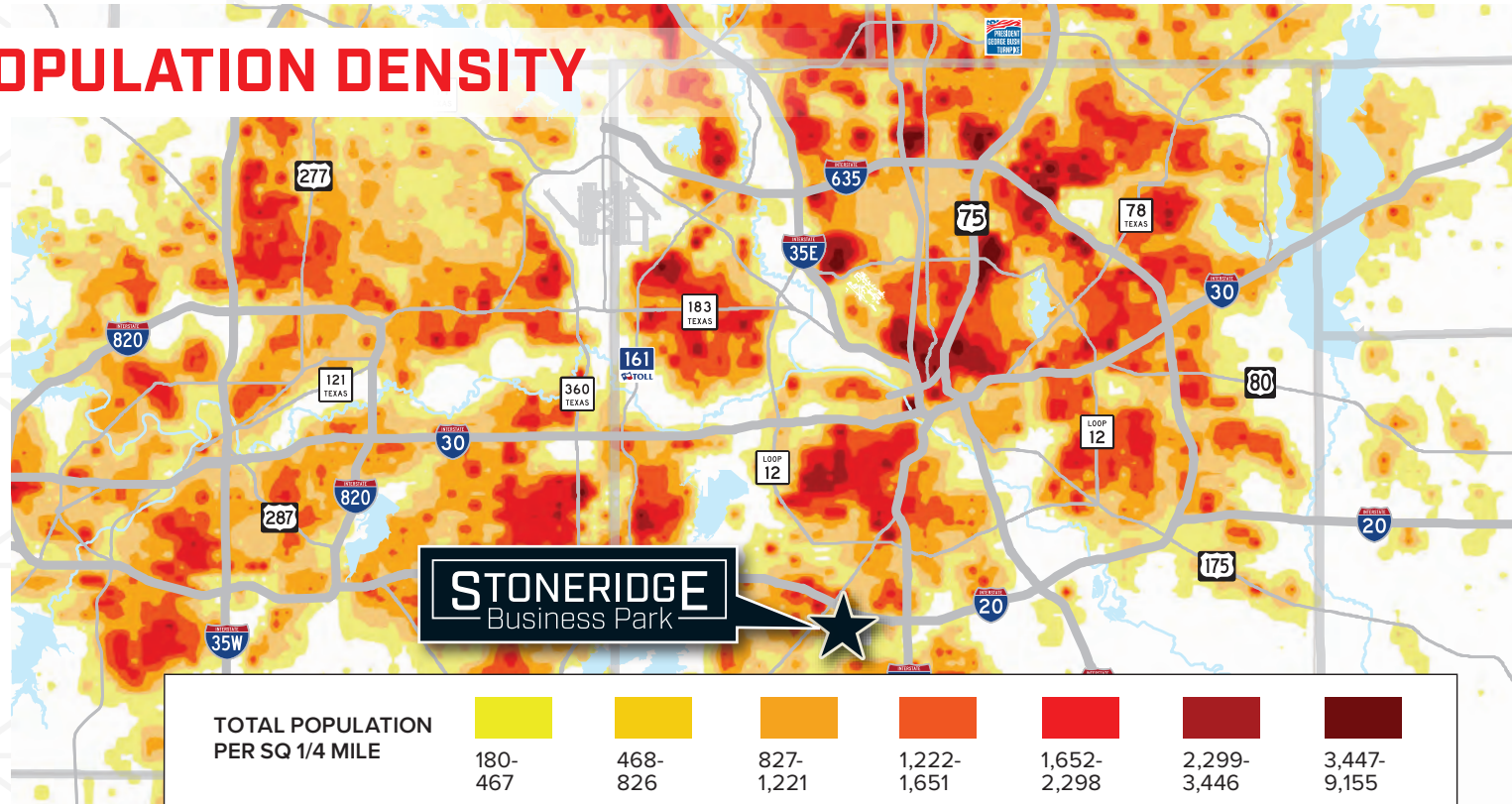
## UNMATCHED CONNECTIVITY

The Property's excellent access to a robust network of major transportation arteries and strategic proximity to some of Dallas' largest residential and commercial hubs provides an ideal position in the market with unparalleled connectivity.

## SUPERIOR LABOR SUPPLY

Stoneridge Business Park is uniquely positioned to benefit from the submarket's low cost of living, ease of access, and robust educated and skilled workforce with over 750,000 people within a 10-mile radius.

# POPULATION DENSITY



# STONERIDGE

## Business Park

Dallas, Texas

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