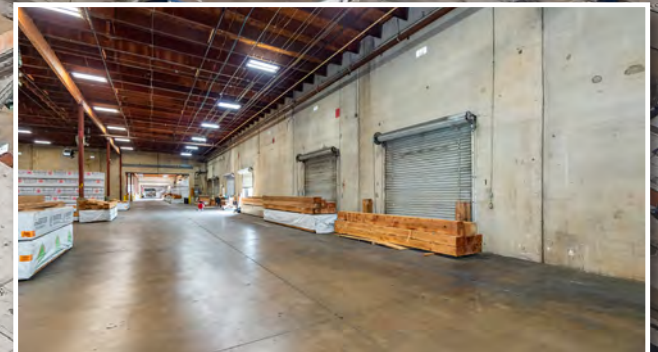
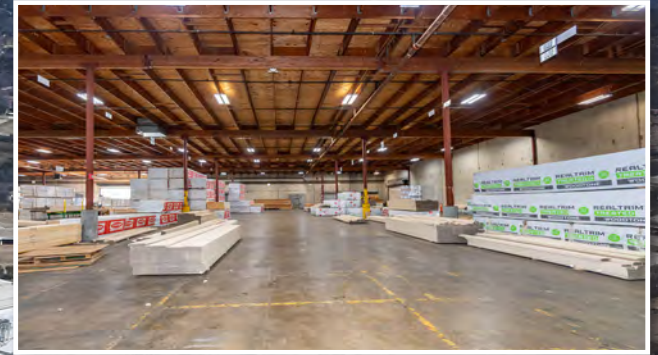


# BRONZE WAY DISTRIBUTION CENTER

4707 Bronze Way | Dallas, Texas



100% Leased | 154,000 SF | 7.5 Years WALT | Direct Access to I-35 & I-20

CONFIDENTIAL OFFERING SUMMARY

# THE OFFERING

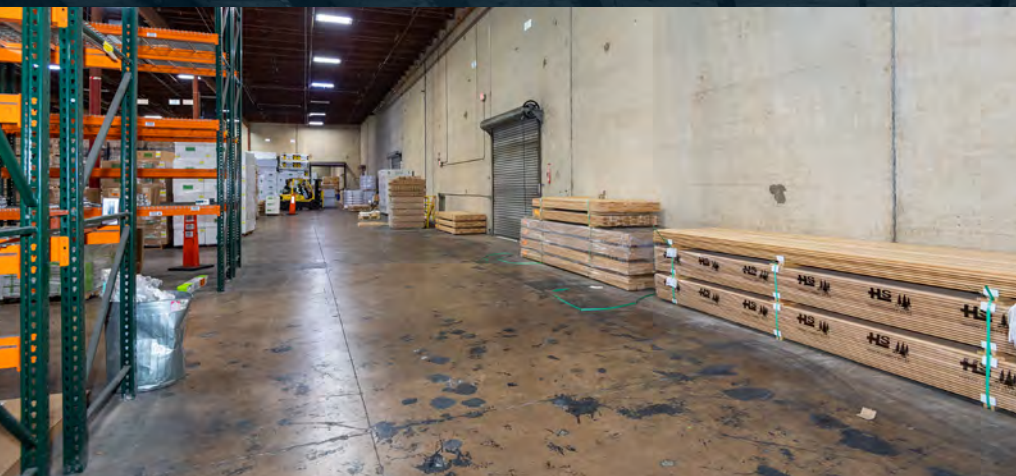
Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to acquire 4707 Bronze Way (the "Property"), a 154,000 square foot industrial property on 7.9 acres of land which is located in Dallas-Fort Worth within the high-performing South Dallas industrial submarket. The property is fully leased by Boise Cascade with 7.5 years of term remaining. The tenant provides stability and an opportunity to add value at the end of this tenant's term.

The Property is positioned in the institutional South Dallas Industrial Submarket, known for its ease of accessibility to major interstate highways (I-35E, I-20, I-45 and US Hwy 67) that run directly through this submarket. Local, regional and national distributors benefit from the prime location and a population of 7.5 million within D/FW and 58.6 million within a one day's drive. The Property offers premium a location with exceptional regional accessibility and immediate access to an abundant labor supply.

## PORTFOLIO SUMMARY

<b>RENTABLE SQUARE FOOTAGE:</b>	154,000 SF
<b>OCCUPANCY:</b>	100 %
<b>OFFICE FINISH:</b>	1.9%
<b>CLEAR HEIGHT:</b>	22'
<b>DOCKS:</b>	20 ext.
<b>DRIVE INS:</b>	3 total
<b>WALT:</b>	7.5 Years
<b>YEAR BUILT:</b>	1978
<b>PARKING RATIO:</b>	0.4 / 1,000 SF





# INVESTMENT HIGHLIGHTS

## SIGNIFICANT MARK-TO-MARKET OPPORTUNITY

In-place rental rates currently average 87% below market with an average remaining lease term of 7.5 years, providing significant long-term opportunity to mark rents to market as the in-place lease rolls over.

## LONG TERM LEASE WITH CREDIT TENANT

Boise Cascade's lease has 7.5 Years of Weighted Average Lease Term remaining and will expire as of October 31, 2028 with approximately 2.3% (\$0.05 PSF/Yr) annual escalations providing potential buyers stable, long-term stream of cash flow.

Boise Cascade Co (BCC - Ba2), a wood and building materials distributor, reached an annual net revenue of \$4.64 billion and net income of \$80.93 billion in 2019. From 2018 to 2019, the company had a year over year increase of 295.20% in net income.

## STRATEGICALLY POSITIONED WITH EXCELLENT ACCESS

Located just off of I-20 with immediate access to I-35E, SH-67, and I-45, 4707 Bronze Way benefits from direct connectivity to the metro's primary thoroughfares and excellent access to a large, highly skilled labor pool.

## NATIONAL - LEADING INDUSTRIAL MARKET

The Dallas-Fort Worth industrial market has become recognized as one of the most robust and resilient areas across the county for industrial real estate. The fourth largest industrial market in the United States, DFW has more than 667 million square feet of product and a vacancy rate of 8.2% as of Q4 2020.

The DFW Industrial Market has experienced a record setting 2020 as we have absorbed over 22.1M SF of space year-to-date. Strong fundamentals and ongoing demand for space in the DFW market will continue to push rents higher. In addition, several owner-user requirements targeting existing and build-to-suit projects are expected to put downward pressure on the market vacancy rate.

Dallas Fort Worth's population projected to grow by 604,410 residents and generate 306,730 new jobs from 2020 through 2025..

# LOCATION MAP

## 4707 BRONZE WAY

ADDRESS:	4707 Bronze Way Dallas, Texas 75236
RENTABLE AREA:	154,000 SF
% LEASED:	100.0%
OFFICE FINISH:	1.9%
CLEAR HEIGHT:	22' - 24'
LOADING DOORS:	20 dock-high
PARKING RATIO:	0.4 / 1,000 SF

**BRONZE WAY DISTRIBUTION CENTER**

## THE OPPORTUNITY

**100%**  
**LEASED**

**MISSION  
CRITICAL FACILITY**

**SIGNIFICANT DISCOUNT TO  
REPLACEMENT COST**



**BUILDING  
TYPE**

◆ Industrial

**154,000**  
**TOTAL SQUARE FEET**



**STRATEGIC SOUTH  
DALLAS LOCATION:**

- ◆ Ideally positioned within the South Dallas industrial submarket, which led DFW in industrial absorption in 2020.
- ◆ Current demand is expected to continue into the start of 2021, as 5.1 million SF of previously-signed leases are scheduled to commence Q1 2021
- ◆ Direct asking rents have increased by 6.6% since Q4 2019, and 9.8% since the first half of 2016.

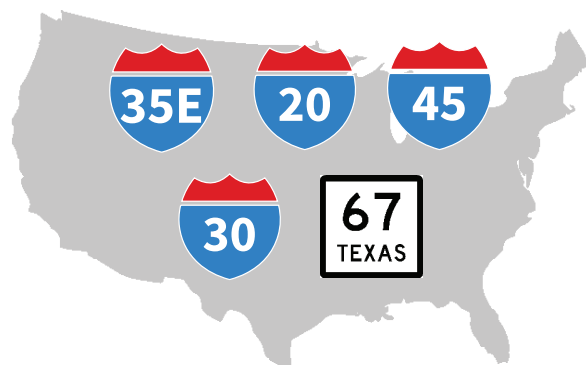


**1.90%**  
**OFFICE FINISH-OUT**

## FEATURING

- ◆ 22' - 24' Clear Heights
- ◆ 20 Overhead Dock-High Loading
- ◆ 3 Drive-Up Ramps
- ◆ Constructed in 1978
- ◆ Recently Replaced Roofs (Under Warranty Through 2022)

**CLOSE PROXIMITY  
TO MAJOR HIGHWAYS**



## EXCELLENT CONNECTIVITY

Less than 16 miles to  
**Union Pacific Dallas Intermodal Terminal**

Less than 11 miles to  
**Dallas CBD**

Less than 18 miles to  
**Dallas Love Field Airport**

Less than 22 miles to  
**DFW International Airport**



# SOUTH DALLAS

## A TRANSFORMED, HIGH-MOMENTUM INDUSTRIAL SUBMARKET

7.7%

AVG. RENT GROWTH

7.1%

AVG. RENT GROWTH

2018

2019

2020



**BEST, INC.**  
214,000 SF  
Trammell Crow  
Feb-2018 Move-In  
\$3.29 NNN Eff. Rate  
7 Yr Lease; 2.5%  
Bumps  
\$5.15 TIA



**Wayfair**  
874,566 SF  
Duke Realty  
Sep-2018 Move-In  
\$2.65 NNN Eff. Rate  
7 Yr Lease; 2.5%  
Bumps  
\$1.00 TIA



**HD SUPPLY**  
863,328 SF  
First Industrial  
Dec-2019 Move-In  
\$3.95 NNN Eff. Rate  
15 Yr Lease; 2.0%  
Bumps  
\$6.50 TIA



**EATON CORP.**  
358,238 SF  
NFI Industries  
Apr-2020 Move-In  
\$4.05 NNN Eff. Rate  
9 Yr Lease; 2.5%  
Bumps  
\$5.50 TIA



**MARS PETCARE**  
610,806 SF  
Crow Holdings  
Nov-20 Move-In  
\$4.07 NNN Eff. Rate  
12 YR LEASE; 2.5%  
BUMPS  
\$6.75 TIA



**VM INNOVATIONS**  
416,891 SF  
Core5  
Aug-2018 Move-In  
\$3.01 NNN Eff. Rate  
6 Yr Lease; 2.0%  
Bumps  
\$3.00 TIA



**SMUCKER'S**  
1,075,260 SF  
Port Logistics  
May-2019 Move-In  
\$3.15 NNN Eff. Rate  
5 Yr Lease; 2.25%  
Bumps  
\$5.50 TIA



**ICU MEDICAL**  
610,806 SF  
Crow Holdings  
Dec-2019 Move-In  
\$3.77 NNN Eff. Rate  
10 Yr Lease; 2.25%  
Bumps  
\$11.00 TIA



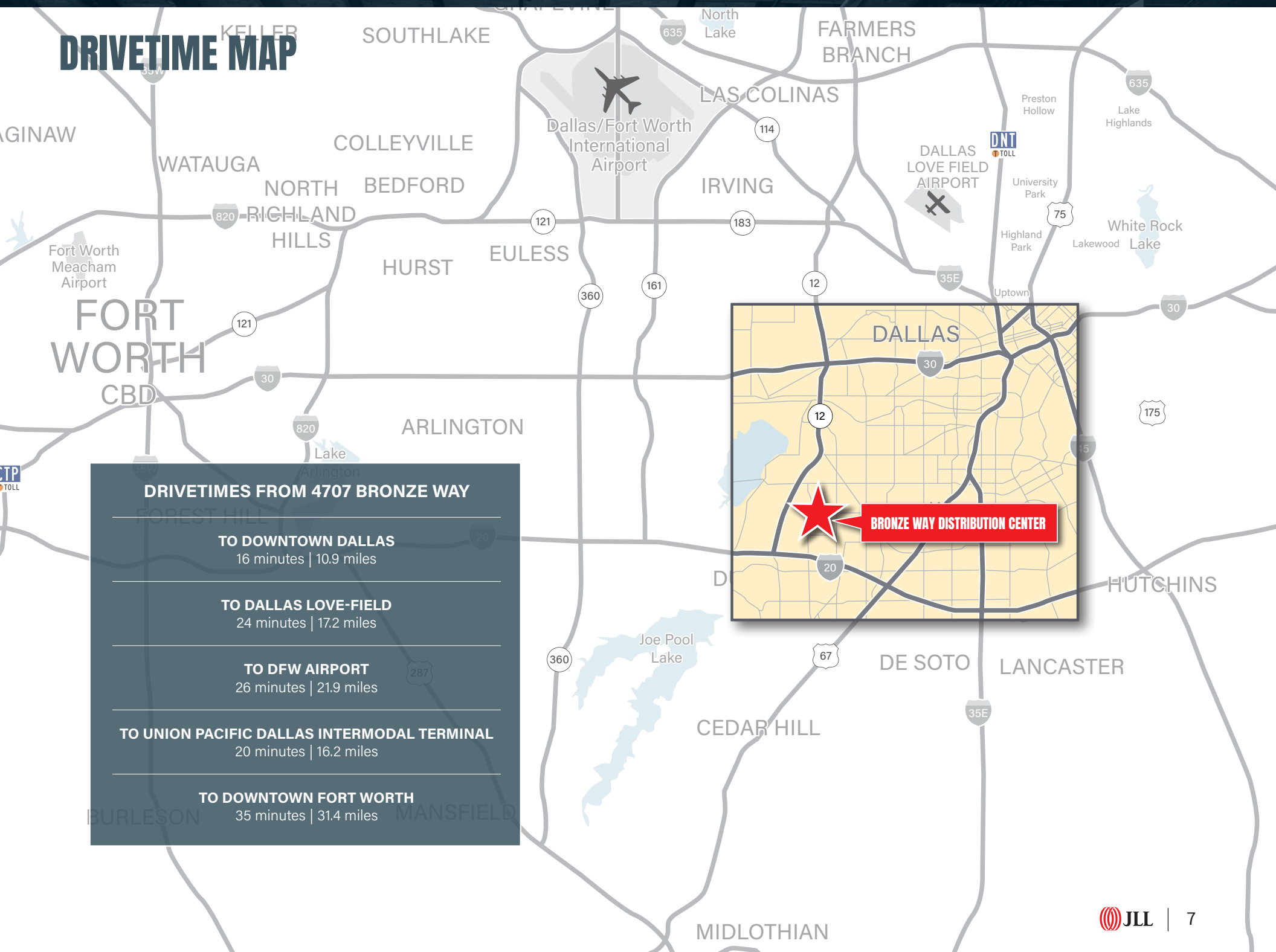
**FEDEX**  
776,630 SF  
Trammell Crow  
Oct-2020 Move-In  
\$5.38 NNN Eff. Rate  
10 YR LEASE; 2.75%  
Bumps  
\$16.00 TIA



**SOUTHLINK E-COMMERCE  
FULFILLMENT CENTER**  
1,044,647 SF  
Hines  
Jul-2020 Move-In  
\$4.00 NNN Eff. Rate  
5 Yr Lease; 2.00%  
Bumps  
\$10.00 TIA

South Dallas is on the brink of announcing a 2 million SF build-to-own for a major retailer off of I-45, and Kehe Foods has agreed to move forward on a 1 million SF build-to-suit distribution facility

# DRIVETIME MAP



## DRIVETIMES FROM 4707 BRONZE WAY

**TO DOWNTOWN DALLAS**  
16 minutes | 10.9 miles

**TO DALLAS LOVE-FIELD**  
24 minutes | 17.2 miles

**TO DFW AIRPORT**  
26 minutes | 21.9 miles

**TO UNION PACIFIC DALLAS INTERMODAL TERMINAL**  
20 minutes | 16.2 miles

**TO DOWNTOWN FORT WORTH**  
35 minutes | 31.4 miles

**BRONZE WAY DISTRIBUTION CENTER**

# PRIME INFILL LOCATION

## THRIVING DFW INDUSTRIAL MARKET

Comprised of 582 million square feet of total warehouse inventory, the DFW industrial market is currently 91% leased on the heels of 23 million square feet of positive net absorption since 1Q 2020, with 6.6% rental rate growth over the same period.

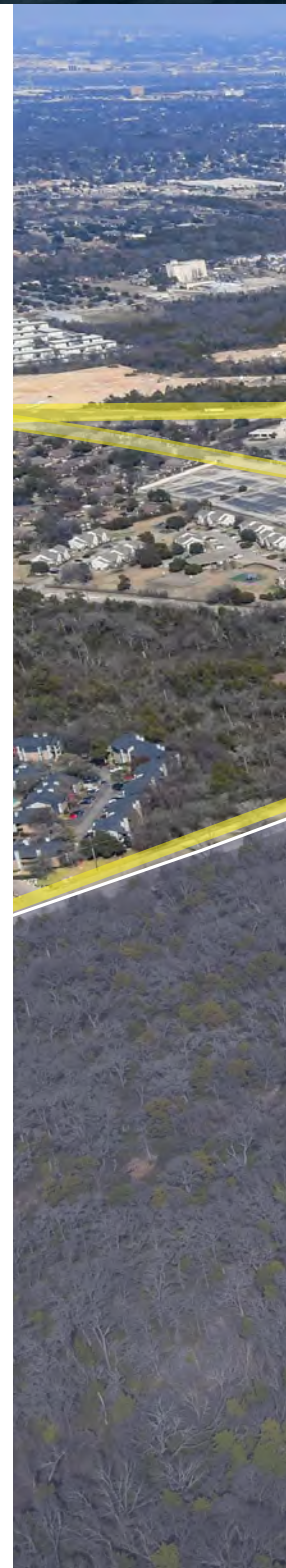
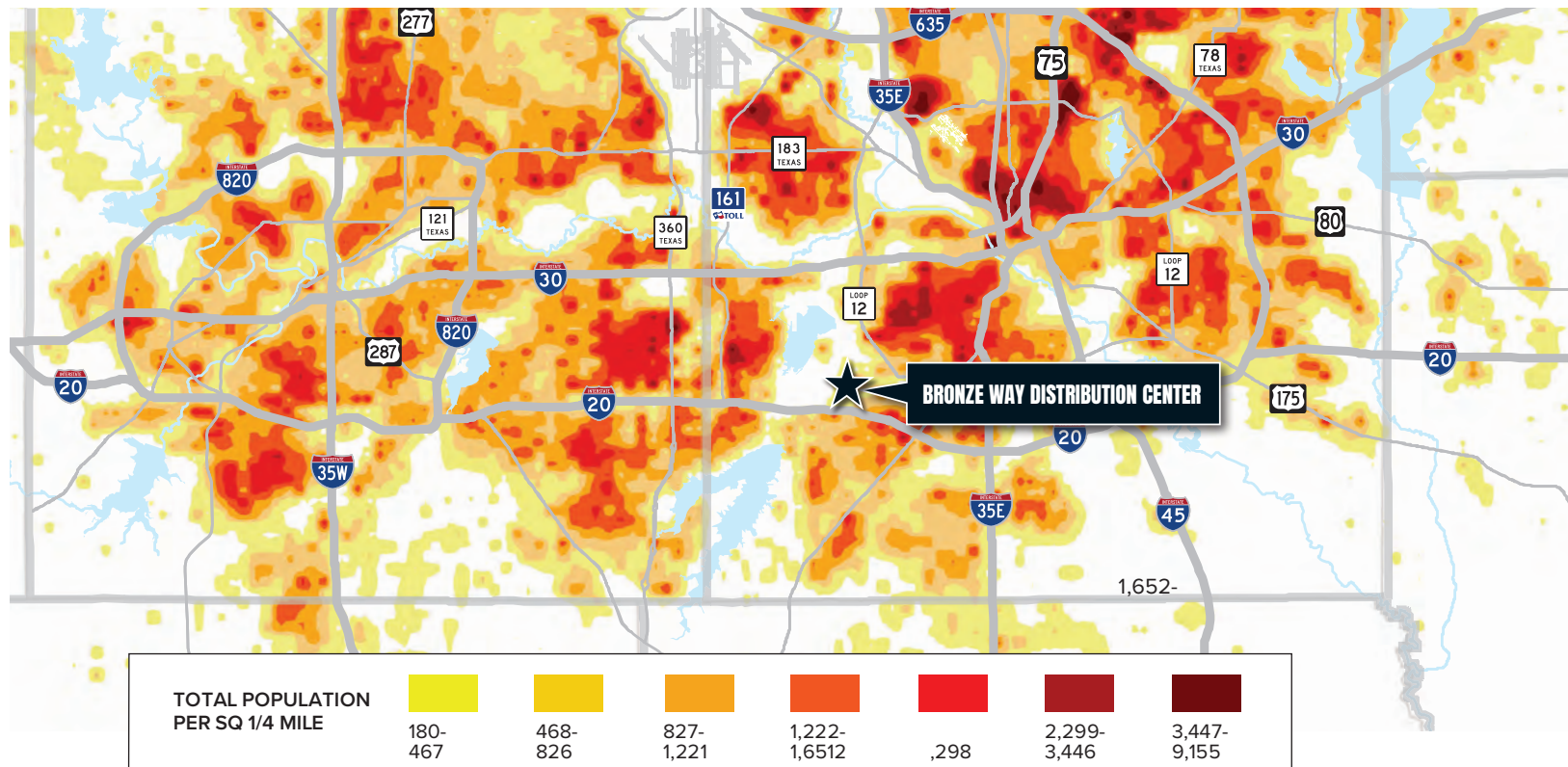
## UNMATCHED CONNECTIVITY

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





DOWNTOWN DALLAS  
10.9 Miles

DALLAS EXECUTIVE AIRPORT

LOOP 12

W Ledbetter Dr.



BRONZE WAY DISTRIBUTION CENTER



Consolidated Container Company

Joseph Hardin Dr.

Bronze Way

+GF+

LAND PARCEL - ZONED I/RD  
- INDUSTRIAL RESEARCH DISTRICT



**BRONZE WAY DISTRIBUTION**



# BRONZE WAY DISTRIBUTION CENTER

4707 Bronze Way | Dallas, Texas

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.



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