

CORE5

BUSINESS CENTER

PLANO, TX

LIGHT INDUSTRIAL BUSINESS CENTER

78% LEASED – 67,570 SF – LEASE-TO-CORE OPPORTUNITY

The Offering

Jones Lang LaSalle Americas, Inc. has been exclusively retained to offer qualified investors the ability to acquire CORE5 Business Center - Plano a 67,570 square foot, infill industrial building located in Dallas, Texas. Positioned within the Plano submarket, the Property benefits from an irreplaceable infill location with significant barriers to entry, immediate connectivity to one of DFW's major transportation arteries, strong labor pools, and access to North Dallas's primary residential and commercial hubs. Currently 77.8% leased to 2 tenants with an average remaining lease term of 7.5 years, the building provides excellent diversified cash flow with robust leasing momentum and immediate upside through lease up of the remaining vacancy.

Positioned on 5.3 acres, the building provides the rare opportunity to acquire a newly built industrial building within one of the most highly coveted infill locations in Dallas, with strong in-place cash flow and highly attractive upside.



Investment Highlights



HIGHLY COVETED LAST-MILE LOCATION

CORE5 Business Center - Plano's strategic position within the Plano industrial submarket places it in one of the most infill locations within the DFW industrial market, with extremely high barriers to entry and immediate proximity to the city's densest residential and commercial areas.



VALUE CREATION OPPORTUNITY THROUGH LEASE UP

The Property is currently 77.8% leased to two successful local and national tenants. Since delivered, the Property has seen significant leasing activity with over 50,000 square feet of executed new leases. The remaining vacancy is in move-in ready condition, providing a new owner with immediate lease-up opportunity.



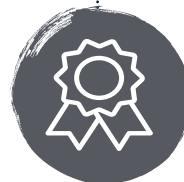
STRATEGICALLY POSITIONED WITH EXCELLENT ACCESS

Located just off of East Plano Parkway with immediate access to U.S. 75 and President George Bush Tollway, CORE5 Business Center - Plano benefits from direct connectivity to the metro's primary thoroughfares and excellent access to a large, highly skilled labor pool.



LIGHT INDUSTRIAL PRODUCT OUTPERFORMS BULK INDUSTRIAL

Light industrial product within the DFW industrial market has consistently outperformed bulk industrial product, with stable occupancy averaging 93% since 1995, outstanding historical rent growth, and reliable leasing velocity.



NATION LEADING INDUSTRIAL MARKET

DFW is one of the largest industrial markets in the country with 860.9 million square feet of industrial space and is the nation's leading market in terms of net absorption, with over 24 million square feet of industrial space absorbed in 2020.





Building Overview

67,570
SQUARE FEET

77.8%
OCCUPANCY

5.3
CONTIGUOUS ACRES

24'
CLEAR HEIGHT

2019
YEAR BUILT

9%
OFFICE FINISH

7.5 YEARS
WEIGHTED AVG. REMAINING LEASE TERM

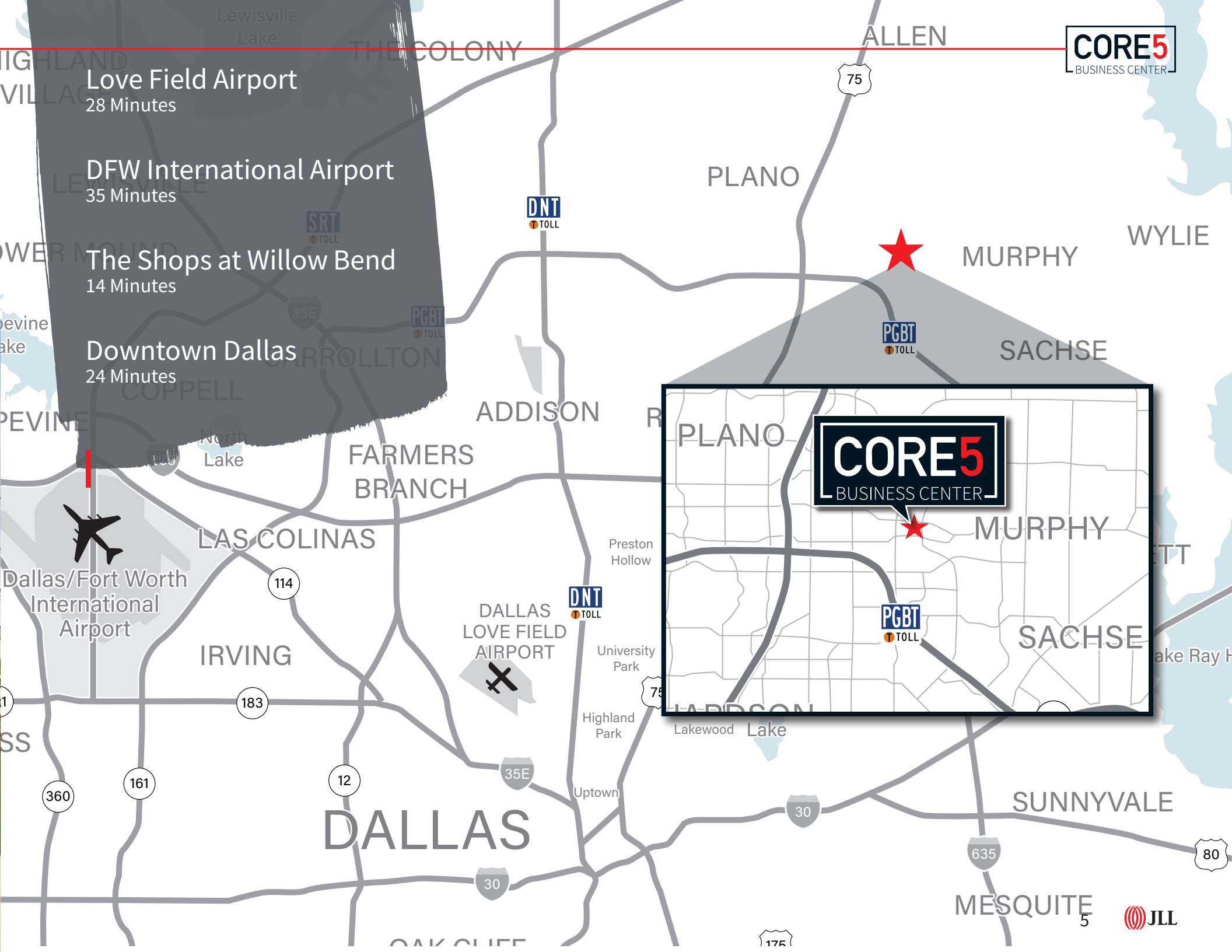


Love Field Airport
28 Minutes

DFW International Airport
35 Minutes

The Shops at Willow Bend
14 Minutes

Downtown Dallas
24 Minutes





CORE5
BUSINESS CENTER

E Plano Pkwy

24th St

Los Rios Blvd



CORE5
BUSINESS CENTER

Los Rips Ave

14th St

CORE5

BUSINESS CENTER

PLANO, TX



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