



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to acquire 11128/11218/11220 Limestone Drive and 11323 Allumbaugh Drive (the "Property"), a four-building, 86,250 square-foot industrial service facility that is located within DFW's dominant East Dallas/Mesquite Industrial Market on 8.76 acres. The Property is 100% leased to two tenants: Binford Supply Inc. and BFK Enterprises with 4.7 years of weighted average lease term remaining and in-place rents 17% below market. With a location just inside I-635, in the heart of Texas' major industrial market, the Property offers unparalleled access to surrounding demand drivers and national thoroughfares. The Property presents investors a unique opportunity to acquire at a discount to replacement cost while featuring a strong submarket with excellent access to labor along with stable tenancy and predictable cash flow.









100% OCCUPANCY



RESILIENT TENANT BASE THROUGH COVID



4.7 YEAR WALT WITH MARK-TO-MARKET POTENTIAL





PROPERTY OVERVIEW



Addresses

11128 Limestone Dr 11218 Limestone Dr 11220 Limestone Dr 11323 Allumbaugh Dr Balch Springs, TX

> 86,250 SF Square Feet

> > 100% Occupancy

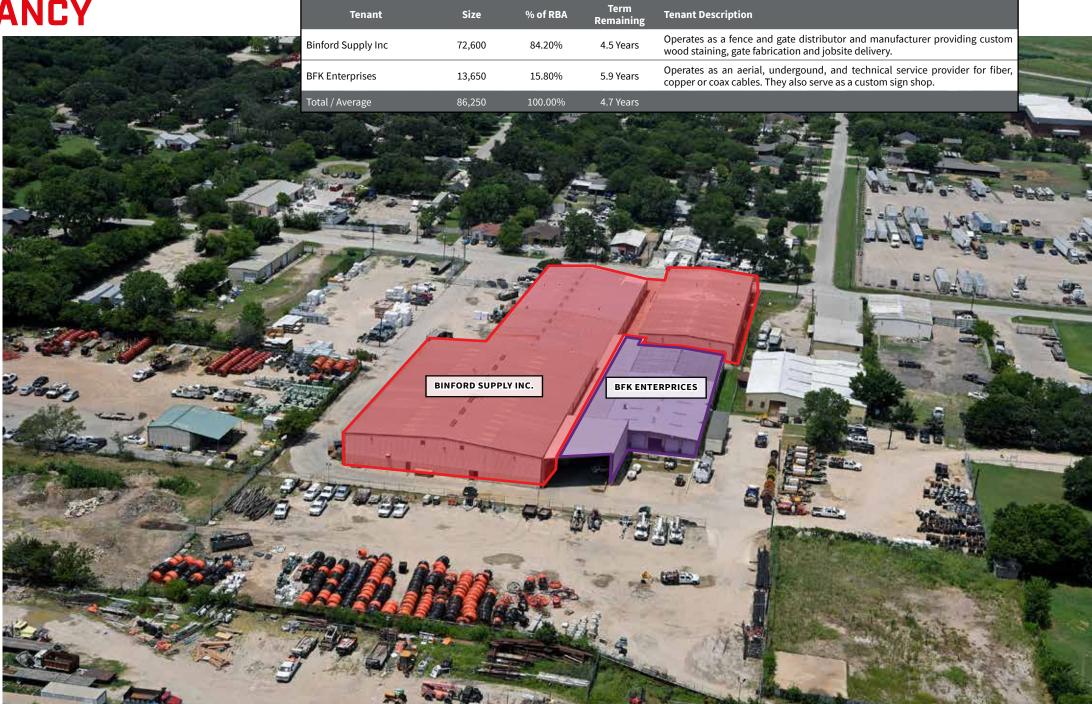
8.76 Acres Site Area

1979/1984/1995/1999 Years Built

> Building 1: 15' Building 2: 28' Building 3: 20' Building 4: 28' Clear Height



TENANCY





LIMESTONE FLEXSPACE

BALCH SPRINGS, TX

CONTACT INFORMATION

Zane Marcell

Senior Director (214) 438-6496 zane.marcell@am.jll.com

Dustin Volz

Managing Director (214) 438-6493 dustin.volz@am.jll.com

Jack Copher

Analyst (469) 232-1955 jack.copher@am.jll.com

Jason Jacobs

Analyst (214) 692-4719 jason.jacobs@am.jll.com

DEBT FINANCING

Jarrod McCabe

Director (469) 232-1946 jarrod.mccabe@am.jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner ("Owner") of the property [properties] to arrange the placement of equity. Information concerning the property [properties] and Owner described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and JLL, its officers, directors, employees and agents disclaim any liability that may arise from, be based upon or relate to the use of the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change without notice. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.



^{**}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."