

120 CORPORATE CENTER

DESOTO (DALLAS), TEXAS



69% Leased - 7.2 Year WALT - Lease-to-Core Opportunity

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire 120 Corporate Center (the “Property”), a 385,472 square foot industrial property on 20.55 acres of land which is located at 220 E Daniieldale Road, DeSoto, TX 75115. DeSoto is a city located in Dallas-Fort Worth within the high-performing South Dallas industrial submarket. The property is 69% leased by Diab Americas, their North American Headquarter location, with 7.2 years of term remaining. The tenant provides stability and an opportunity to add value through the remaining lease up of the building.

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

RENTABLE SQUARE FOOTAGE:

385,472 SF

OCCUPANCY:

68.8 %

OFFICE FINISH:

6.0%

CLEAR HEIGHT:

28'6 - 33'

LOADING DOCKS:

21

DRIVE INS:

1

WALT:

7.2 Years

YEAR BUILT:

1986 / 1992 (Phase II Expansion)

ACREAGE:

20.55 Acres

220 E Daniieldale Road, DeSoto, TX 75115

INVESTMENT HIGHLIGHTS

STRONG IN-PLACE CASH FLOW WITH SIGNIFICANT LEASE-TO-CORE OPPORTUNITY

Currently 68.8% leased to one credit tenant with an average remaining lease term of 7.2 years, the Property offers stable day-1 cash flow. The opportunity to lease up the remaining 120,224 SF, provides significant lease-up upside and ability to diversify the tenant base.

LONG TERM LEASE WITH QUALITY TENANT

Diab Americas' lease has 7.2 Years of Weighted Average Lease Term remaining and will expire as of January 31, 2029 with approximately 3.0% annual escalations providing potential buyers stable, long-term stream of cash flow.

Diab Americas' North American Headquarters is located at I20 Corporate Center. Diab Americas was founded in 1999 and is a producer of high-performance core materials that can be found in applications all over the world, in industries like marine, aerospace, wind energy and transport. Diab is since 2009 wholly owned by Ratos, a private equity conglomerate listed on Nasdaq Stockholm, Large Cap. (RATO-B.ST). Ratos has a total revenue of \$21.1 billion.

HIGHLY ACCESSIBLE SOUTH DALLAS LOCATION WITH SIGNIFICANT POSITIVE MOMENTUM

Located just off of I-20 with immediate access to I-35E, SH-67, and I-45, I20 Corporate Center benefits from direct connectivity to the metro's primary thoroughfares and excellent access to a large, highly skilled labor pool.

OVER-PERFORMING INDUSTRIAL SUBMARKET

The South Dallas submarket is one of the higher performing submarkets in the metroplex. During the first half of 2021, South Dallas continued to outperform, ranking among the top 4 submarkets across DFW in total industrial net absorption for the period. The submarket has seen 23% rent growth over the past 24 months due to the outstanding amount of demand. The submarket is perfectly positioned along I-35E and I-20 to rapidly connect South Dallas to the Dallas/Fort Worth metroplex..

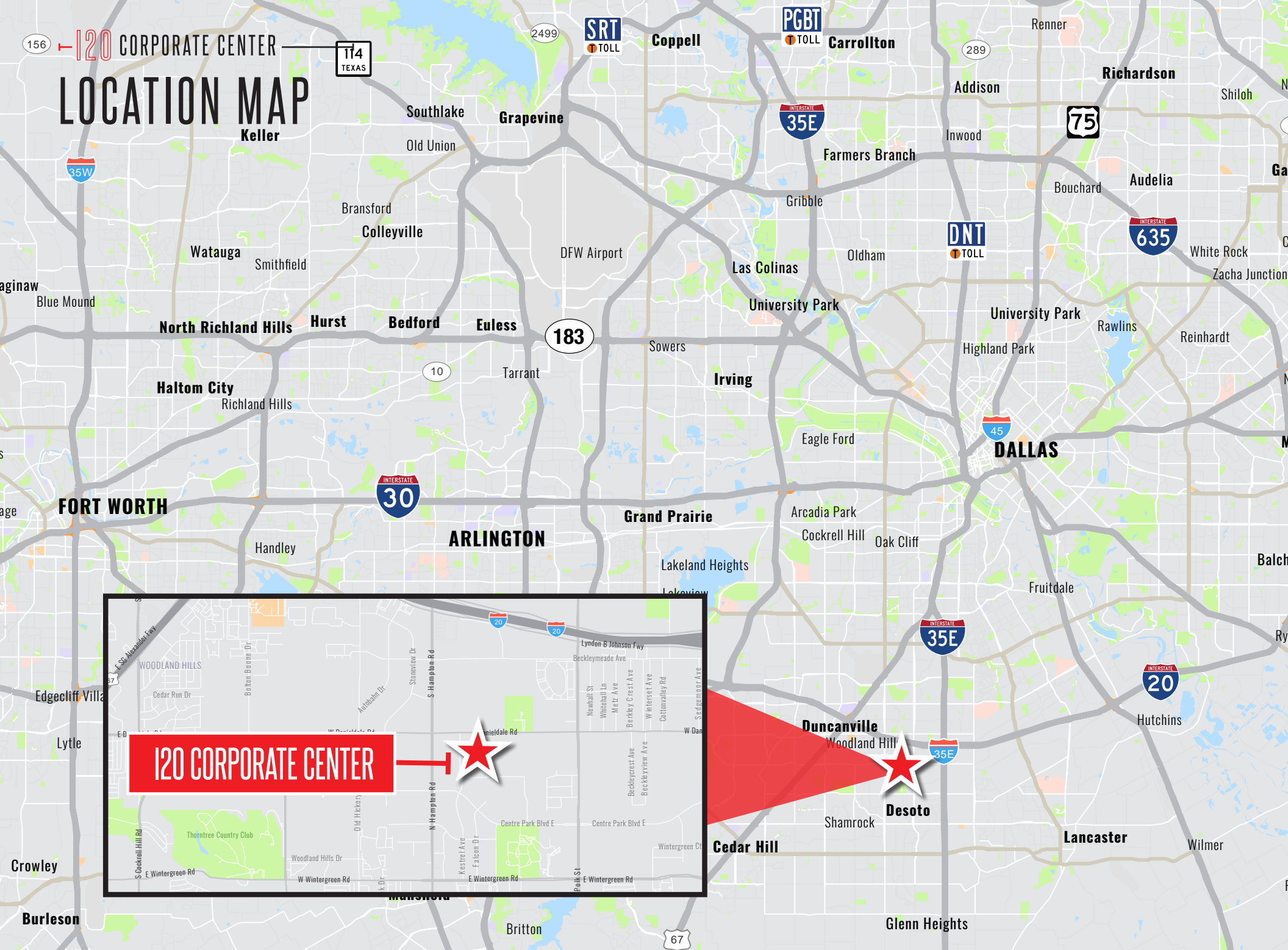
LEADING DFW ECONOMIC FUNDAMENTALS

DFW is one of the largest industrial market in the country with 682 million square feet of industrial space and is the nation's leading market in terms of net absorption, with over 18 million square feet of industrial space absorbed year-to-date.

LOCATION MAP

156 **120 CORPORATE CENTER**

114 TEXAS



THE OPPORTUNITY

69%
LEASED

385,472
TOTAL SQUARE FEET

Featuring

- 28'6" - 33' Clear Heights
- 21 Overhead Dock-High Loading
- 1 Drive-Up Ramps
- Constructed in 1986; Expanded in 1992



6.03%
OFFICE FINISH-OUT

SIGNIFICANT DISCOUNT TO REPLACEMENT COST

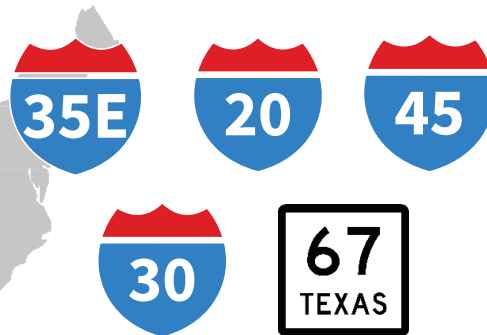


Strategic South Dallas Location:

- Ideally positioned within the South Dallas industrial submarket, which leads DFW in industrial absorption through Q2 2021.
- Over the last two years, the submarket has generated excellent leasing momentum to fill the big box vacancy with over 11.4 million square feet of net absorption since 2018.
- Direct asking rents have increased by 49.3% in the last 24 months.



CLOSE PROXIMITY
TO MAJOR HIGHWAYS



Excellent Connectivity

Less than 12 miles to

Union Pacific Dallas Intermodal Terminal

Less than 13 miles to

Dallas CBD

Less than 19 miles to

Dallas Love Field Airport

Less than 29 miles to

DFW International Airport



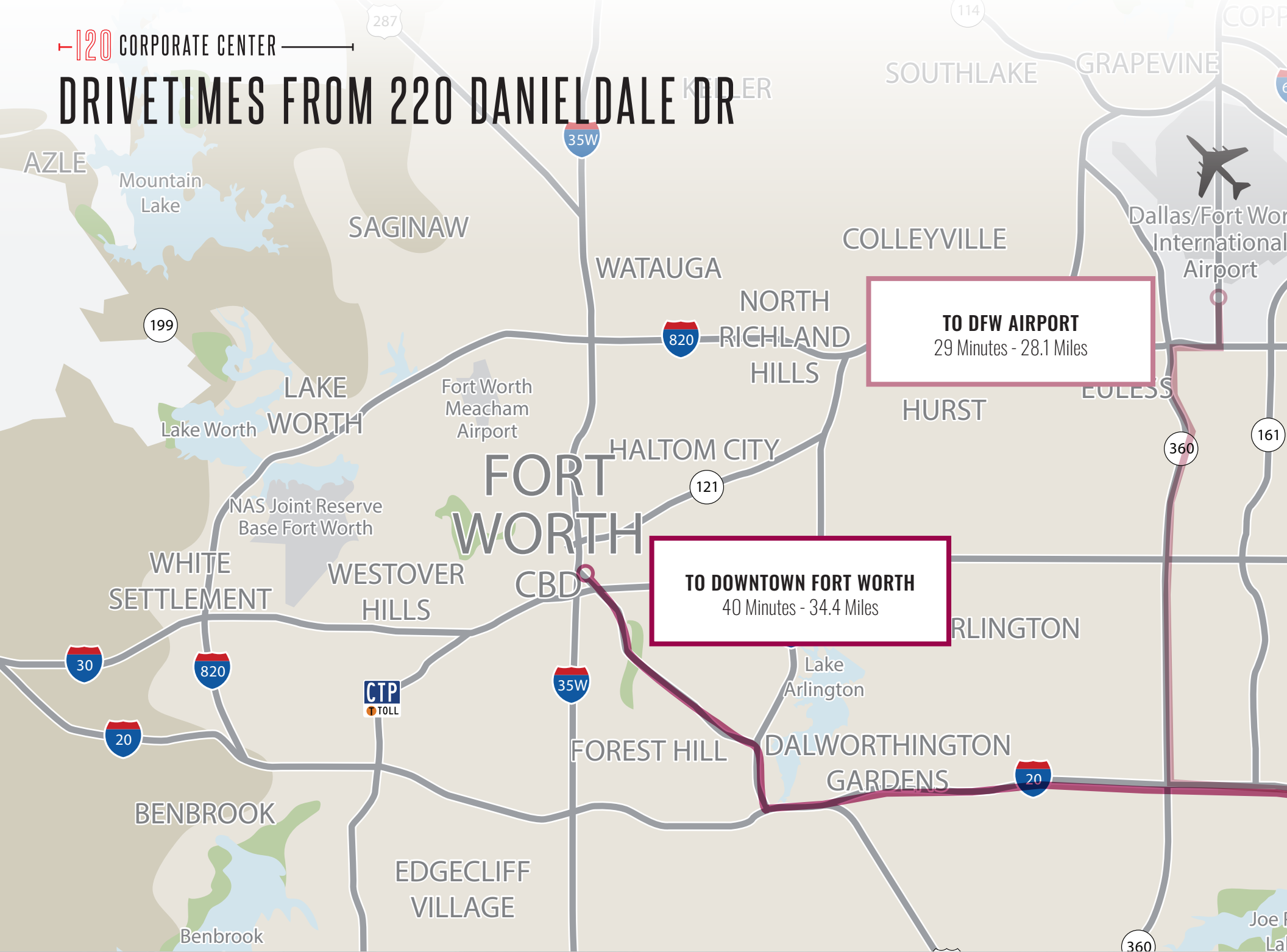




#	TENANT
1	Steelcase
2	Glasfloss Industries
3	Home Depot
4	Proctor & Gamble
5	Kohler Co.
6	WNA
7	Kohl's
8	Global Industrial
9	Wayfair
10	Sitco Lumber Co.
11	Electrolux
12	Boise Cascade
13	Mars Petcare
14	In-N-Out
15	Prologis
16	Petmate
17	Mobis
18	Mars Petcare
19	Subzero
20	BMW
21	Johnstone Supply
22	Quaker

#	TENANT
23	NFI
24	Unfi
25	Lindt Chocolate
26	L'oreal
27	World's Largest E Commerce Retailer
28	Georgia Pacific
29	American Woodworks
30	Preferred Freezer Services
31	Fedex
32	World's Largest E Commerce Retailer
33	Fedex
34	Fedex
35	Conn's
36	World's Largest E-Commerce Retailer
37	NFI
38	Discount Tire
39	Shippers
40	Constellation Brands
41	Adessa
42	Ace Hardware - Shippers - Maquita - Sprouts
43	Ollie's
44	Kehe Foods

DRIVETIMES FROM 220 DANIELDALE DR





TO DALLAS LOVE FIELD
26 Minutes - 18.9 Miles

TO DOWNTOWN DALLAS
17 Minutes - 13.0 Miles

**TO UNION PACIFIC DALLAS
INTERMODAL TERMINAL**
14 Minutes - 11.7 Miles

PRIME LOGISTICS LOCATION

THRIVING DFW INDUSTRIAL MARKET

Comprised of 682 million square feet of total warehouse inventory, the DFW industrial market is currently 93% leased on the heels of 18 million square feet of positive net absorption year-to-date with 8.33% rental rate growth over the same period.

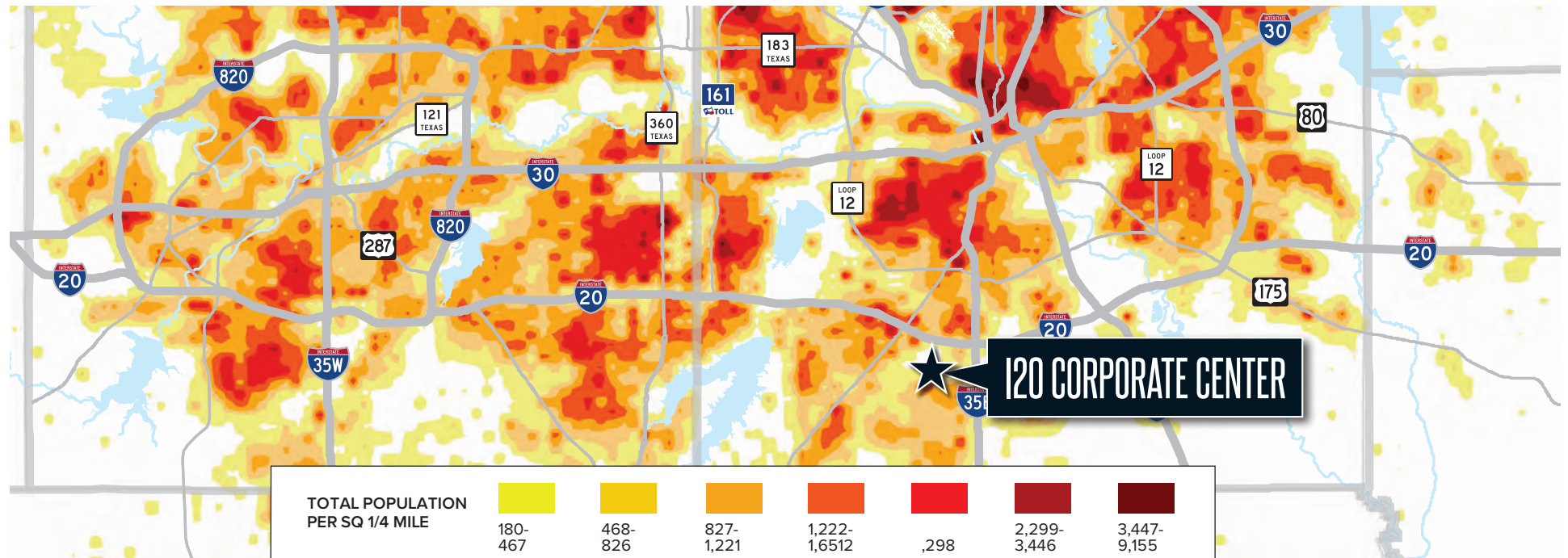
UNMATCHED CONNECTIVITY

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

120 Corporate Center 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.

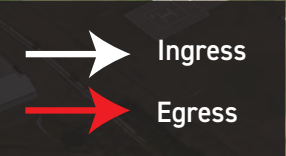
POPULATION DENSITY



DOWNTOWN DALLAS



I20 CORPORATE CENTER



120 CORPORATE CENTER

TRANSACTION TEAM

DUSTIN VOLZ

Senior Managing Director

O 214 438 6493

M 972 322 5671

dustin.volz@am.jll.com

STEPHEN BAILEY

Managing Director

O 469 232 1992

M 214 450 7470

stephen.bailey@am.jll.com

DOM ESPINOSA

Director

O 214 692 4708

M 512 694 0380

dom.espinosa@am.jll.com

ZACH RIEBE

Analyst

O 214 438 6582

M 979 255 4431

zach.riebe@am.jll.com

PAULI KERR

Analyst

O 214 692 4733

M 972 533 2928

pauli.kerr@am.jll.com

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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.



One Victory Park
2323 Victory Avenue
Dallas, TX 75219

Telephone: 214.265.0880 | Fax: 214.265.9564
www.us.jll.com/capitalmarkets