



**KONE**

**INDUSTRIAL FACILITY**

**ALLEN • TEXAS**



**OFFERING SUMMARY**



Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire the KONE Industrial Facility (the “Property”), comprised of a 121,852 SF industrial building and a 22,276 SF research building located in the North Dallas suburb of Allen. KONE has fully leased the Property since it delivered in 2016 and currently has 5.2 years of remaining lease term. Situated right off I-75 and 10 minutes from President George Bush Turnpike (SH-161) and Sam Rayburn Tollway (SH-121), the Property benefits from its accessible location and access to skilled workers.

**KONE** – KONE is one of the global leaders in the elevator and escalator industry. KONE provides elevators, escalators and automatic building doors, as well as solutions for maintenance and modernization to add value to buildings throughout their life cycle. Headquartered in Helsinki, Finland, KONE operates in more than 60 countries around the world, employs over 60,000 people and serve s550,000 customers. In 2020, KONE had annual sales of \$11.3 billion. KONE class B shares are listed on the Nasdaq Helsinki Ltd. in Finland.

|                                  |                |
|----------------------------------|----------------|
| PUBLIC/PRIVATE                   | KNEBV.HE       |
| 2020 ANNUAL REVENUE              | \$11.3 Billion |
| FORBES GLOBAL 2000, 2021 RANKING | 713            |



## PROPERTY OVERVIEW

|                       |  |
|-----------------------|--|
| Address:              | 460 & 500 Century Pkwy, Allen, TX 75013                                |
| Rentable Area:        | 460 Century: 22,276 SF<br>500 Century: 121,852 SF<br>Total: 144,128 SF |
| % Leased:             | 100%   |
| Tenant:               | KONE, Inc.   |
| Remaining Lease Term: | 5.2 Years  |
| Year Built:           | 2016   |
| Clear Height:         | 28' (Industrial Bldg.)   |
| Office Finish:        | 12% (Industrial Bldg.)   |
| Site Area:            | 6.18 Acres   |
| Loading Doors:        | 4 Dock-High & 1 Drive-In   |





## 100% LEASED TO KONE (\$11.3B annual revenue)

The Property's is KONE's newest U.S. facility and houses KONE Americas' supply operations, major project engineering, research and development department and other product and installation support functions.



## INSTITUTIONAL QUALITY LIGHT INDUSTRIAL ASSET

Developed in 2016, the KONE Industrial Facility features high quality construction, a coveted location, and a functional industrial building with dock access.



## HIGHLY DESIRABLE INFILL LOCATION

With a population over 260,000 and an average household income of nearly \$100,000 within a 5-mile radius, the property is primed to take advantage of its convenient last mile location.



## CONVENIENT ACCESS TO MAJOR HIGHWAYS

The Property features excellent ingress and egress with immediate access to Highway 75 and is also just 10-minutes south of Sam Rayburn Tollway (SH-121) and 10-minutes north of George Bush Turnpike (SH-161).



## PROXIMATE TO VIBRANT RETAIL OPTIONS

Ranking in the top 5% for most annual visitors in Texas, the adjacent lifestyle center, Watters Creek at Montgomery Farm, offers the tenant several shopping and restaurant options, including Mi Cocina, Grimaldi's Pizzeria, and Village Burger Bar.



## NATION LEADING INDUSTRIAL MARKET

DFW is one of the largest industrial market in the country with 1 billion 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.







**WATERS CREEK**
  
BY MONTGOMERY REALTY

**FRONTIER COMMUNICATIONS**

**HD SUPPLY**

**MONKEY SPORTS**

**WEST BETHANY DRIVE**

**PFSweb**

**KONE**

**CINTAS**
  
READY FOR THE WORKDAY

**75**

**TARGET**

**THE HOME DEPOT**





**KONE INDUSTRIAL FACILITY**





## WHY DALLAS/FORT WORTH?

From 2021 to 2025, DFW is projected to add 489,820 residents and 100,690 jobs, ranking second and first respectively in the U.S., according to Oxford Economics.

Robust economic diversity - energy now accounts for only 1.6% of DFW's GDP

#4 Real Estate Market for 2021 according to Urban Land Institute/PWC

Three fortune 10 Company HQ's - no other MSA has more than one

Low cost of doing business with a score of 88.45 - the U.S. average is 100

Only 7.5% of jobs lost during covid - 3rd best in the country

## ACCESSIBILITY


Central U.S. location featuring Dallas-Fort Worth International Airport & Dallas Love Field



225+  
NON-STOP  
DESTINATIONS

92M PASSENGERS PER YEAR

**DFW** DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT  
served approximately 75,000,000  
passengers in 2019.

 **Dallas Love Field**  
served 16,800,000 passengers in 2019  
and is home to Southwest Airlines

## BUSINESS ENVIRONMENT

#1

STATE FOR DOING  
BUSINESS  
15 YEARS IN A ROW  
- CEO Magazine 2019



1,300,000

Number of residents added to the  
region between 2010 and 2019

#1

in Growth  
Prospects

Forbes



8,400,000

Projected population of  
the region by 2020

0%

STATE & LOCAL  
INCOME TAX RATE



3.8 MILLION

WORKERS



4th

LARGEST  
WORK-  
FORCE IN  
AMERICA



400

PEOPLE MOVE TO DALLAS / FORT WORTH EACH DAY







## INDUSTRIAL FACILITY

ALLEN • TEXAS



### INVESTMENT CONTACTS

**STEPHEN BAILEY**

Managing Director  
stephen.bailey@am.jll.com  
469.232.1992

**DUSTIN VOLZ**

Senior Managing Director  
dustin.volz@am.jll.com  
214.438.6493

**WESLEY GLMER**

Analyst  
Wesley.Gilmer@am.jll.com  
469.232.1932

**BETH COPELAND**

Analyst  
Beth.Copeland@am.jll.com  
214.692.4726

### FINANCING CONTACT

**JARROD MCCABE**

Director  
Jarrod.Mccabe@am.jll.com  
469.232.1946



2323 Victory Ave, Suite 1200 | Dallas, TX 75219  
[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)