



950 SOUTH PICKETT

EXECUTIVE SUMMARY
LAST-MILE INDUSTRIAL INVESTMENT OPPORTUNITY

950 SOUTH PICKETT STREET
ALEXANDRIA, VIRGINIA



EXECUTIVE Summary

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for 950 South Pickett Street, "The Property", is a rare urban infill, last mile warehouse comprised of approximately 94,000 square feet in Alexandria, Virginia. 950 South Pickett is located inside the Capital Beltway in one of Northern Virginia's innermost industrial submarkets and offers exceptional accessibility throughout the Washington, DC Metro area. The Property features 18' - 24' ceilings, dock and drive-in loading, approximately 7,500 square foot office buildout, and is ideal for a single-tenant occupier co-locating its main office and distribution functions.

950 South Pickett is 100% leased to Victory Van Corporation through December of 2029, with in-place rent approximately 26% below market, and a landlord termination option with 12 months' notice to the tenant. This offers investors a rare opportunity to take advantage of strong market fundamentals to restabilize the asset at a significantly higher cash flow NOI, in one of the Washington, DC area's most land constrained industrial submarkets. Investors will immediately benefit from re-stabilizing the asset, while being well positioned to capture additional value from the Property's long-term redevelopment potential within Alexandria's rapidly transforming Eisenhower Avenue Corridor.





Investment Highlights



In-Place Lease, 26% Below-Market Rented with Annual Rights to Terminate, Enabling Repositioning to Capture Near-Term Upside



Flexible I-1 Zoning Enables Last-Mile Distribution Uses + Future Industrial or Mixed-Use Development



Last Mile Location Provides Access to Unmatched Demographic Pool



Advantageous Landlord Termination Option Provides Extreme Business Plan Flexibility



18' -24' Clear Heights With Dock And Drive-In Loading



Unmatched Industrial Submarket Fundamentals



Land Constrained Market With Depleting Industrial Inventory



Metro Accessible (Van Dorn Street Station - Blue Line)



Inside The Beltway Location With Superior Transportation Access Via I-495/I-95 & I-395



Immediate Proximity To Pentagon, Fort Belvoir, And US Capitol

Land & Supply Constrained Industrial Market

- Northern Virginia industrial land is extremely limited making it cost prohibitive to build new warehouse product
- Over 500,000 SF of Industrial product demolished since 2013 in Alexandria
- There has been just 72,000 SF of new industrial deliveries within the last 25 years
- 0 Projects Under Construction
- The I-395 & Eisenhower Avenue submarkets command some of the highest industrial rents in the Washington, DC area eclipsing \$15 PSF NNN
- Tight submarket vacancy of less than 4.0%, and single-digit vacancy since 1998
- The submarket has averaged between 5% - 8% rent growth each of the last 3 years, and with limited supply on the horizon, strong rent growth is expected to continue

DOWNTOWN DC

REAGAN NATIONAL AIRPORT

AMAZON HQ2

VIRGINIA TECH INNOVATION CAMPUS

LANDMARK MALL REDEVELOPMENT

NATIONAL HARBOR

OLD TOWN ALEXANDRIA

495

Eisenhower Ave

Van Dorn **M**
metro

Van Dorn St

950 SOUTH
PICKETT

Prominent Alexandria, Virginia Location

- Located just 15 minutes from downtown Washington, DC in Alexandria, VA
- The Alexandria regional economy is strengthened by the presence and continued growth of several key economic drivers including: The Pentagon, U.S. Patent & Trademark Office, Fort Belvoir, The National Geospatial Intelligence Agency, Mark Center, the National Science Foundation and Inova Alexandria Hospital
- Due to Alexandria's immediate proximity to Fort Belvoir, The Pentagon and Capitol Hill, it is a favored location for many government contractors, Department of Defense outposts and other GSA related entities
- Over 1,000 multifamily units have delivered in the last 18 months, and there are currently over 5,300 multifamily units under construction in Alexandria, signaling continued demand and population growth in the area



Outstanding Transportation, Access & Amenities

- 950 South Pickett is located inside the Beltway and is within minutes of I-95, I-395 and I-495
- Advanced transportation infrastructure from the I-495 "HOT Lanes," I-95 road widening and the upgrade of the Springfield Interchange
- Several shopping centers are within a 15 minute drive of 950 South Pickett, including Springfield Town Center, Village at Shirlington, and Old Town Alexandria
- Metro accessible via the Van Dorn Street metro station on Metro's Blue Line, which provides direct connection to Reagan National Airport, the Pentagon, Crystal City, Rosslyn and downtown Washington, DC

Amazon & Innovation Campus Promoting Nearby Growth In Northern Virginia

AMAZON HQ2

APPROXIMATELY 5 MM SF

Planned Campus

38,000

Direct Jobs by 2034 (25,000 to start)

\$150,000

Average Annual Salary

\$2 BN(+)

State County & Local Incentives

NEW INFRASTRUCTURE

New Potomac Yard Metro Station

Airport Pedestrian Bridge

Multi-modal Transit Hub

Expanded VRE Platform

2nd Crystal City Metro Station

Route 1 Expansion



VIRGINIA TECH has chosen a 15-acre site just south of the Four Mile Run stream in Potomac Yard for its Innovation Campus. The future campus, strategically positioned in close proximity to Amazon HQ2, is poised to benefit directly from Northern Virginia's transformation into the nation's next technology hub while it develops the new tech talent pipeline for the region.



More Than 10,000 New Master's Degrees In Computer Science And Related Fields Over The Next 20 Years

PROJECT OVERVIEW & HIGHLIGHTS

At completion, will accommodate 750 graduate students annually

- Data Analytics and Machine Learning
- Computer Security
- Artificial Intelligence

\$1.5 Billion dollar, 2.5MM SF multi-phase mixed use development.

PHASE I: 300,000 SF education building with classrooms and R&D facilities, 25,000 SF of innovation space, and 450,000 SF of retail and additional uses

PHASE II: Additional 1MM SF with completion between 2025-2030 set to amplify the broader community feel of the campus

A new Metro station (Blue/Yellow) will be developed adjacent to the campus on the southern portion of the site in order to provide mass transit service

ALTERNATIVE REDEVELOPMENT SCENARIO

As currently configured, 950 South Pickett offers unparalleled access to major thoroughfares as well as the various high-earning demographics throughout the Washington, DC Metro. Given the dramatic uptick in demand for Class A industrial space, 950 South Pickett can also be redeveloped by demolishing the east portion of the existing building to create functional distribution-grade loading and circulation, including 180' truck courts, allowing for ample employee parking and providing excess parking for box trucks and sprinter vans. The conceptual rendering below incorporates the new truck courts, increased dock functionality and creates approximately 30,000 square feet for parking. The resulting building would be ideally positioned for a high-end single-tenant user willing to pay higher rents in exchange for a true infill, class A facility.



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