

17⁰⁴⁵ 10⁵ TYE ST SE

100% leased NNN
Industrial Portfolio
located in Monroe, WA

*Offered separately or as
a Portfolio*



Jones Lang LaSalle Americas, Inc.



The offering

JLL Industrial Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee-simple interest in 17045 & 17105 Tye St SE (the “Portfolio” or the “Offering”), a 109,401 square foot industrial portfolio situated on 2 separate parcels totaling 5.31-acres located in Monroe, Washington.

The buildings feature 21-foot to 26-foot clear heights with 14 dock high and 3 grade level doors, ample parking, and strong street visibility from Tye Street SE and Highway 2. The Portfolio is currently 100% leased to established manufacturing and service companies, PPR Industries, NW Metals, and Southern Glazer’s Wine & Spirits. The tenants’ weighted-average-lease-term (WALT) is 4.2 years with multiple extension options for Southern Glazer’s Wine & Spirits and NW Metal. NW Metal’s newly signed 7-year lease (plus (3) 3-year renewal options at FMV) provides ownership a durable income stream day one and mitigates downside by ensuring rents are marked to market during each extension term. The near-term lease expiration of PPR Industries provides a compelling opportunity for an owner-user occupant who can harness the ability to control their occupancy costs while simultaneously building equity.

The two assets are being offered both individually and as a portfolio. 17045 Tye St appeals to owner users planning to relocate operations to an excellent location within a submarket with limited inventory following the lease expiration of PPR Industries.



17105 TYE ST SE



17045 TYE ST SE



SOUTHERN GLAZER'S WINE & SPIRITS
17105 TYE ST SE



PPR INDUSTRIES
17045 TYE ST SE

Portfolio summary

Address	17045 Tye St SE	17105 Tye St SE	Total
Parcels	28063500300800	00764400000700	
Rentable square feet	39,205 SF	70,196 SF	109,401 SF
Year built	2007	1996	
Total land area	2.00 AC / 87,120 SF	3.31 AC / 144,184 SF	5.31 AC / 231,304 SF
Number of tenants	1	2	3
Occupancy	100%	100%	100%
Tenants	PPR Industries	NW Metals, Southern Glazer's Wine & Spirits	
WALT	1.0 years	6.0 years	4.2 years
Parking stalls	36	52	88
Parking ratio	0.92 / 1,000 SF	1.35 / 1,000 SF	1.03 / 1,000 SF
Clear heights	21'-24'	24'-26'	
Doors (dock height / grade level)	6 DH / 1 GL	8 DH / 2 GL	14 DH / 3 GL

Investment highlights



Near-term value-add and owner user potential

With minimal repositioning effort, investors can take advantage of market momentum and quickly increase the Portfolio's value by rolling the below-market tenants to market rents. Furthermore, an owner user can acquire 17045 Tye Street SE and relocate their operations at the end of PPR Industries' lease which expires on March 31, 2025.



Separate tax parcels provide flexible exit strategies

Both buildings are situated on separate tax parcels providing new ownership optionality at the end of the investment hold period. The individual buildings could be sold off separately to investors, industrial owner users, or kept together as a cohesive portfolio.



Excellent location with convenient transportation

Monroe's position at the junction of US-2, SR-522, and SR-203 offers easy connectivity to major interstates and other transportation networks. The ease of access to three state highways provides logistics companies and distributors opportunities to extend their reach to practically any city located along the interstate connections of I-5 and I-90. With over 70% of the product that runs through the state's ports transported out of state, Monroe sits in an ideal location for distributors to disperse their product through almost every available distribution channel in the Pacific Northwest.



SOUTHERN GLAZER'S WINE & SPIRITS
17105 TYE ST SE





17105 TYE ST SE

17045 TYE ST SE



32,970+
VPD



The northern façade provides an unobstructed signage opportunity along Highway 2 for tenants seeking to promote their businesses



NW METALS
17105 TYE ST SE



SOUTHERN GLAZER'S WINE & SPIRITS
17105 TYE ST SE



PPR INDUSTRIES
17045 TYE ST SE



Attractive basis relative to replacement cost

The past cycle has established industrial real estate as a favored asset class. Land prices and construction material costs continue to rise, resulting in replacement costs nearing \$250 per square foot. The Offering presents an opportunity to acquire a portfolio well below replacement cost and implement a capital improvement plan in a much shorter timeframe than ground-up development.



Low vacancy and available space drive rental rates upward

As of Q4 2023, the Northend industrial submarket has experienced low vacancy of 5.6% evidenced by the total 2.92 million square feet of absorption year-to-date. Increasing demand for industrial assets will put upward pressure on rental rates as tenants continue to search for available space in the market.

Sources: Port of Seattle, Port of Everett, Northwest Seaport Alliance



Strategic location with multi-modal transportation capabilities

- Approximately 38 miles from King County International Airport (BFI) and 22 miles from Paine Field Airport in Everett.
- Less than 16 miles from the Port of Everett, the third largest container port in Washington which plays an integral part in the regional aerospace logistics supply chain.

Seattle's Ports ~40 miles

- The Ports of Seattle connect the Pacific Northwest and Mountain West States to Asia via a robust Port System that is integrated with BNSF and Union Pacific Rail Lines.
- Seattle is the closest U.S. port to Asia. Seattle offers a low carbon footprint for cargo from Asia to markets in the Midwest & beyond.
- As the 4th largest container gateway market in North America, the Port of Seattle has the capability to export some of the Asia's highest demanded commodities such as midwestern wheat and pacific northwest timber.

Demographics

	10 miles	20 miles	30 miles
2023 population	254,640	1,467,693	2,578,620
2028 population	260,366	1,517,640	2,668,622
2023-2028 annual rate	0.45%	0.67%	0.69%
Labor force: white collar	71.5%	72.4%	74.4%
Labor force: blue collar	17.9%	15.5%	13.5%
Labor force: services	10.6%	12.1%	12.1%

Cascade Mountain Range



- Everett**
16.2 mi
- Redmond**
19.4 mi
- Downtown Seattle**
33.1 mi

Sources: JLL Research, CoStar, Placer.ai



40

MILES FROM SEATTLE-TACOMA INTERNATIONAL AIRPORT

22

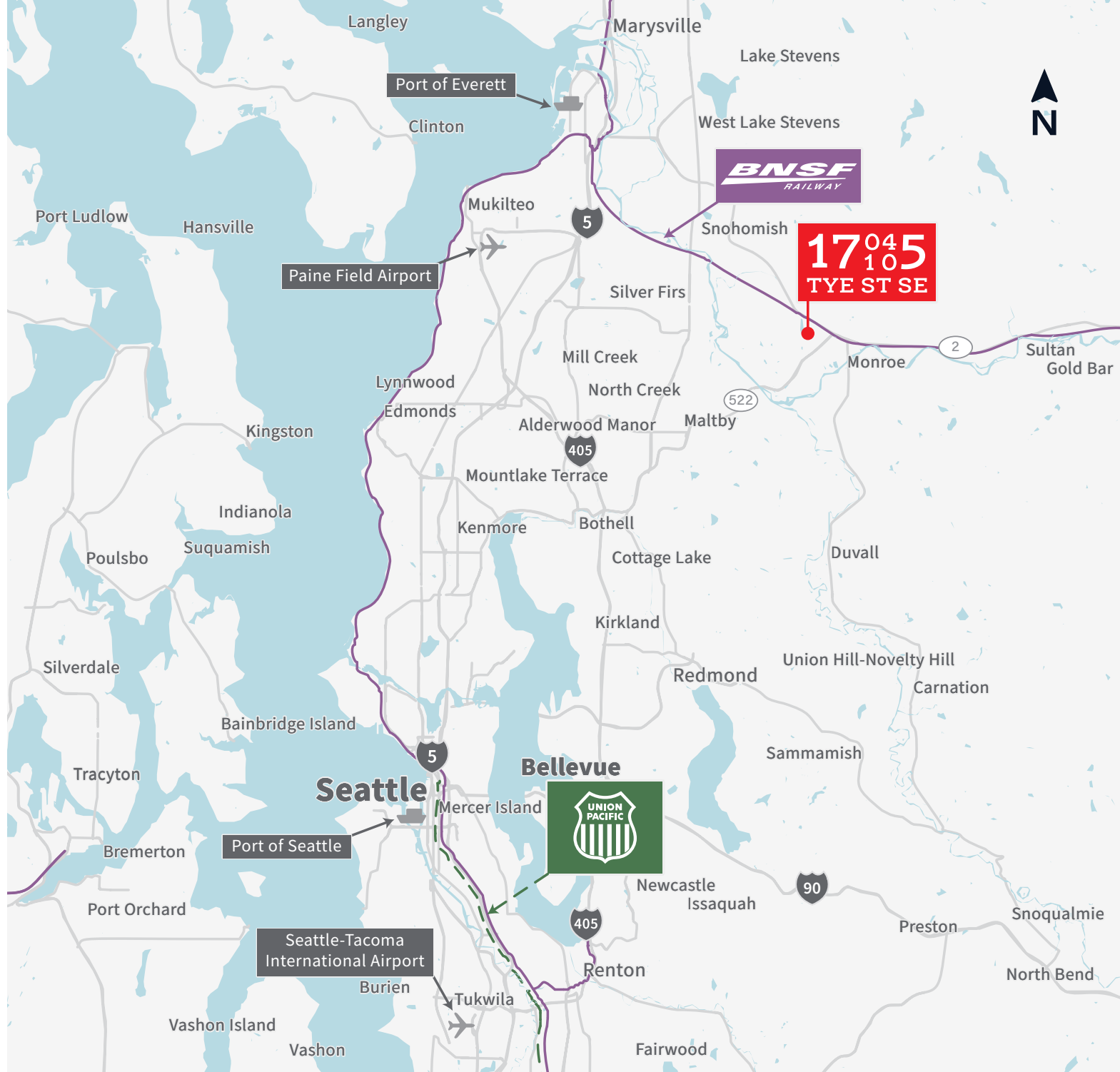
MILES FROM PAINE FIELD AIRPORT

16

MILES FROM THE NORTH MSAS ECONOMIC HUB AND PORT OF EVERETT

28

MILES FROM I-90 THE MAIN ARTERIAL CONNECTING THE WEST COAST TO THE MIDWEST



Seattle market highlights

High tenant demand

The Seattle industrial market is experiencing a robust surge in tenant demand as evidenced by the record-high 7.3 million square feet of net absorption through 2023. This trend highlights a decline in the vacancy rate of industrial properties in the market, indicating the heightened interest of businesses seeking out these properties.

Record breaking rental rates

Out of the top 25 largest industrial markets in the country, Seattle became the 4th market to cross the \$1.00 PSF/month mark for the first time.

Industrial space rent has seen a growth of 13.9% year-over-year, with rents reaching new record highs due to the rising market fueled by the lack of new construction.

\$1.07

MARKET WIDE AVERAGE
ASKING RENTS (SHELL RATE)



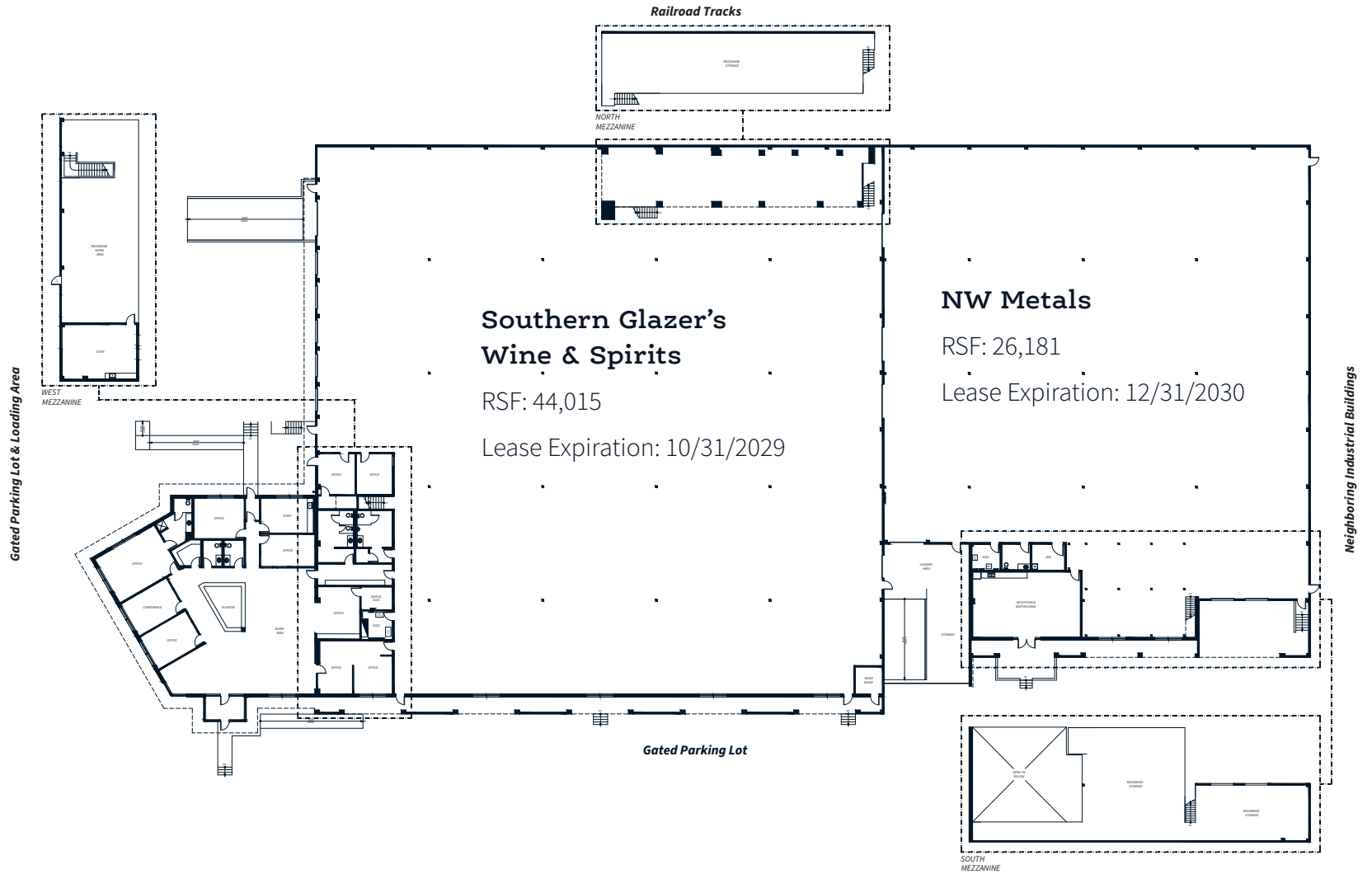
Portfolio overview

Building	17045 Tye St SE	17105 Tye St SE
Parcel	28063500300800	00764400000700
Structure use	Distribution / Manufacturing	
Total land size	2.00 AC / 87,376 SF	3.31 AC / 144,295 SF
Rentable square footage*	39,205 SF	70,196 SF
Warehouse area (SF)	32,765 (84%)	61,391 (87%)
Office area (SF)	6,440 (16%)	8,803 (13%)
Year built	2007	1996
Zoning	Industrial Transition (IT)	
Doors (dock height / grade level)	6 DH / 1 GL	8 DH / 2 GL
Parking stalls	36	52
Parking ratio	0.92 / 1,000 SF	1.35 / 1,000 SF
Clear heights	21'-24'	24'-26'
Construction	Reinforced concrete	
Roof	Torch down asphalt	TPO membrane
HVAC system	Rooftop units	
Electrical	120-240V, 3-phase power	
Fire suppression	Wet pipe sprinklers and fire extinguishers	

*Verification needed to confirm total square footage.

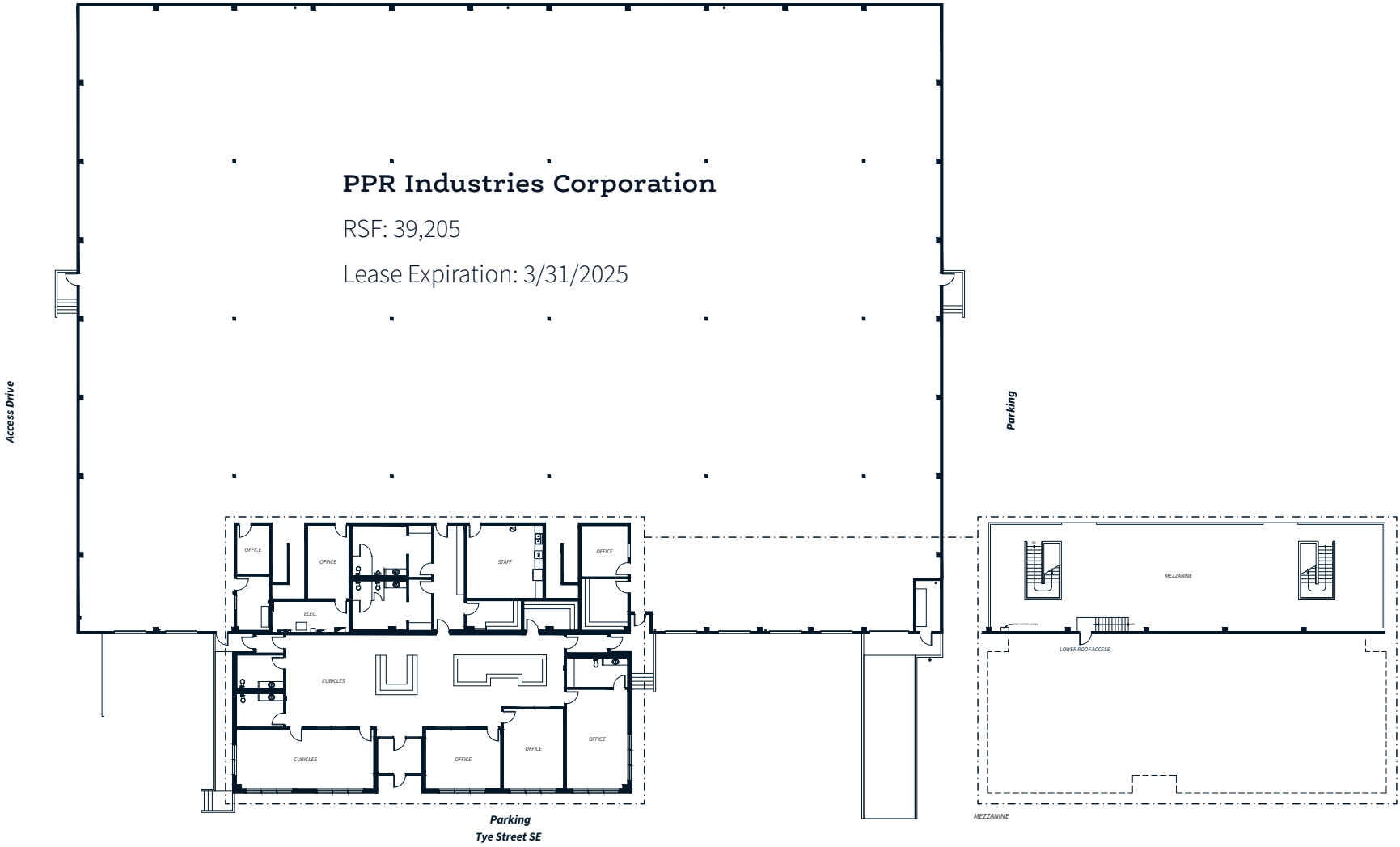
Floor plans

17105 Tye St SE



17045 Tye St SE

U.S. Route 2
Train Tracks



Investment Sales & Advisory

James “Buzz” Ellis, SIOR
Managing Director
+1 503 680 5100
buzz.ellis@jll.com

Leasing Advisory

Brent Jackson
Sr Vice President
+1 425 974 4015
brent.jackson@jll.com
Licensed in WA

Gabriel Smith
Vice President
+1 425 974 4029
gabe.smith@jll.com
Licensed in WA

Debt Advisory

Zach Kersten
Senior Director
+1 503 807 9352
zach.kersten@jll.com

Tour Scheduling

Bryn Reisbeck
Production Associate
+1 503 265 5083
bryn.reisbeck@jll.com



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