



75 & 89 SOUTH KELLY ROAD



American Canyon, CA

INVESTMENT SUMMARY

75 & 89 SOUTH KELLY ROAD



S. KELLY ROAD

DELVIN ROAD

TWO 100% LEASED INDUSTRIAL ASSETS TOTALING 266,729 SQUARE FEET IN THE BAY AREA

THE OFFERING

JLL Industrial Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 75 & 89 S. Kelly Road (the 'Property') - two industrial buildings totaling 266,729 square feet on two separate parcels totaling 12.85 acres in American Canyon, CA. Situated along the CA-29 in the auspicious Napa County, the Property represents a rare industrial opportunity in one of the top performing industrial markets in the country. The Property is 100% master-leased to Dynacraft, BSC Inc - the largest privately held distributor of wheeled goods. 75 S. Kelly Road is subleased to Valley Wine Warehouse, a local Napa 3PL.

75 SOUTH KELLY ROAD

89 SOUTH KELLY ROAD

**TWO HIGH QUALITY
WAREHOUSES**

**266,729
SQUARE FEET**

**12.
ACRES ACROSS**



89 SOUTH KELLY ROAD

75 SOUTH KELLY ROAD

DELVIN ROAD

S. KELLY ROAD

85
TWO PARCELS

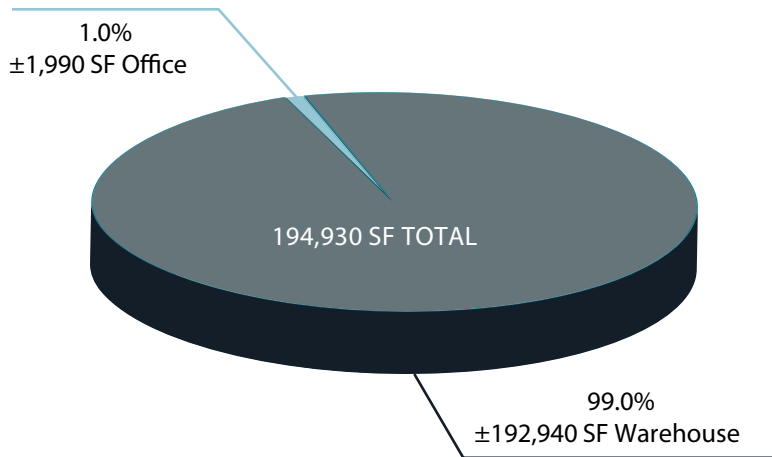
100% NNN LEASED
TO DYNACRAFT & VALLEY WINE
WAREHOUSE (SUBTENANT)

3.35 Years
(April 2024)

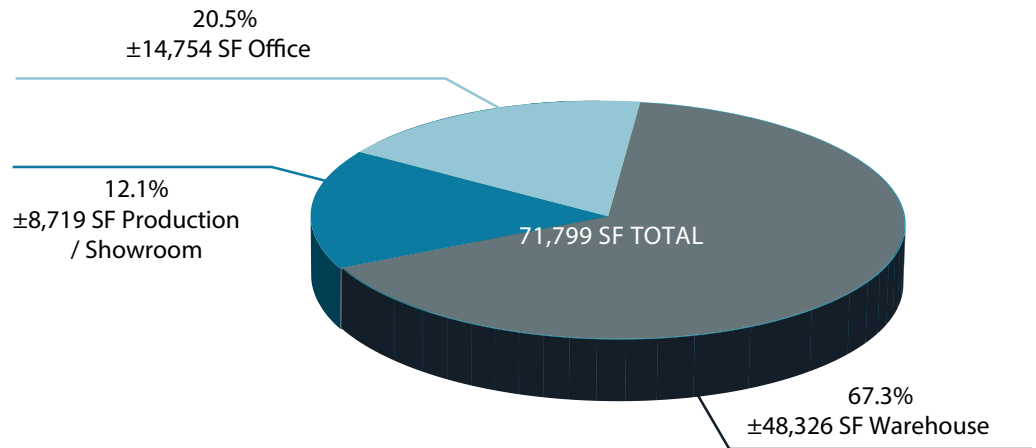
QUICK FACTS

	75 S. Kelly Rd	89 S. Kelly Rd
Building Type	Warehouse / Distribution	Warehouse, Production & Office
Building Size (SF)	194,930 SF	71,799 SF
Site Area (AC)	8.95 AC	3.90 AC
FAR	0.50	0.42
Year Built	2001	2005
Clear Height	28' - 30'	25' - 27'
Dock / Grade Level Doors	18 / 2	6 / 2
Sprinklers	ESFR	ESFR
% Leased	100%	100%
Tenant	Dynacraft BSC, Inc. Subtenant: Valley Wine Warehouse	Master Tenant: Dynacraft, BSA Inc.
WALT (as of April 2024)	3.08 Years	4.01 Years
Lease Expiration Date	4/30/2027	4/30/2028

75 S. Kelly Rd



89 S. Kelly Rd





ACCESS TO TRANSIT, LABOR, & CONSUMERS



Truck Lines

HWY 29: <0.5 miles east
I-80: 7 miles east
I-680: 8 miles east



Port of Oakland

34 miles south



4 International Airports

Within 75 miles



Intermodal Rail Lifts

34 miles south



35 Minute Commute Shed 1 Million Workforce

INVESTMENT HIGHLIGHTS

100% NNN LEASED WITH ±3.35 YEARS OF STABILIZED CASH FLOW



Based in Atlanta, **Dynacraft BSC, Inc.** has been in business for over 30 years and is the largest privately held distributor of bicycles, motorized bikes, scooters and toys in the United States. Dynacraft has a master lease on both buildings with a WALT of 4.08 years. Dynacraft currently occupies 89 S. Kelly Rd at a market flat rent through April 2028.



HPA Consolidation (dba **Valley Wine Warehouse**) is a local 3PL for the wine industry and subleases all of 75 S. Kelly Rd. Valley Wine has an option to renew for 10 years through to 4/30/2036. If the option is executed, Valley Wine will be approximately 52% below market, providing new ownership with a significant mark-to-market opportunity.

HIGH BARRIERS TO ENTRY



DEVELOPMENT RESTRAINTS



INDUSTRIAL LAND SCARCITY



LACK OF NEWER SUPPLY





TOP PERFORMING INDUSTRIAL MARKET

Limited New Inventory with Tight Vacancy Rate - Napa County has less than 300,000 SF of warehouse space under construction and the lowest vacancy rate on the West Coast at 1.6% (Q4 2023).

Outsized Rent Growth – Warehouse rents for spaces > 100,000 SF in Napa County have grown 37% over the past 5 years. The market's limited inventory, consistent tenant demand, and high barriers to entry for new development ensure that rental rates are poised to continue to rise.

1.6%
VACANCY RATE

\$1.13 NNN
MARKET RENT

37% RENT GROWTH
OVER PAST 5 YEARS

PROXIMITY TO MAJOR POPULATION CENTERS

The Property is within 75 miles of the four major population centers in Northern California, which contain nearly 12 million residents collectively and yield the highest GDP per capita in the country. With convenient access to one of the most expansive and prosperous consumer bases in the country, the Property is ideally situated for multiple users including regional and last mile ecommerce distribution, retail, consumer products and durables, food and beverage, distributors, and manufacturers.

15-MILE RADIUS
500K RESIDENTS

35-MILE RADIUS
3.8M RESIDENTS

55-MILE RADIUS
7.5M RESIDENTS

PROPERTY OVERVIEW

SITE SUMMARY - 75 S. Kelly Rd

Property Address	75 S. Kelly Road, American Canyon, CA
APN	057-090-077
Site Area	8.95 AC
FAR	0.50
Zoning	IPAC-Industrial Park Airport

IMPROVEMENTS

Building Type	Warehouse / Distribution
Building Size	194,930 SF
Office Area (% of Bldg)	1,990 SF (1.0%)
# of Buildings	1
Year Built	2001
Dock-High Doors	18
Grade-Level Doors	2 (14' x 14')
Parking	80 Spaces
Other Features	Fully insulated; Night-AC conditioned warehouse facility for cased goods (wine storage); Gated facility

CONSTRUCTION

Structure	Concrete Tilt-Up Original Roof (2001)
Roof	Silicon Coating System installed in 2017 (Warranty through 2042)
Column Spacing	38'w x 57'd
Clear Height	28' - 30'

BUILDING SYSTEMS

Sprinklers	ESFR
Power	2,000 AMPS, 277/480 Volt 3 Phase Electrical

Built in 2001 and 2005, 75 and 89 S. Kelly Rd. feature modern building specifications compared to over 80% of the Bay Area's existing warehouse base that was built prior to 2000, with the majority between the 1970's and 1980's when 24' clear heights and ordinary hazard sprinklers were standard





SITE SUMMARY - 89 S. Kelly Rd

Property Address	89 S. Kelly Road, American Canyon, CA
APN	057-090-078
Site Area	3.90 AC
FAR	0.42
Zoning	IPAC-Industrial Park Airport

IMPROVEMENTS

Building Type	Warehouse, Production & Office
Building Size	71,799 SF
Office Area (% of Bldg)	14,754 SF (20.5%)
# of Buildings	1
SF Breakdown	Warehouse: 48,326 SF Production / Showroom: 8,719 SF Office (2-Story): 14,754 SF
Year Built	2005
Dock-High Doors	6 (with mechanical levelers & shelters)
Grade-Level Doors	2
Parking	93 Spaces
Other Features	Fully insulated; 2-story high quality office with exposed ceilings; Exterior balcony with outdoor kitchen and Napa Valley views; Fenced and gated truck loading area

CONSTRUCTION

Structure	Concrete Tilt-Up
Roof	Original Roof (2005) Silicon Coating System installed in 2018 (Warranty through 2043)
Column Spacing	40'w x 48'd
Clear Height	25' - 27'

BUILDING SYSTEMS

Sprinklers	ESFR
Power	2,000 AMPS, 277/480 Volt 3 Phase Electrical

SAN FRANCISCO BAY AREA MARKET OVERVIEW

The industrial market in the San Francisco Bay Area has demonstrated impressive resilience and growth, characterized by positive job trends, rising rental rates, strong demand from tenants, limited supply, and low vacancy rates. As the e-commerce and logistics sectors focus on enhancing last-mile delivery capabilities and expanding their operations closer to densely populated consumer bases, the Bay Area has emerged as the premier infill location of choice. This preference is driven by its strategic advantages, including direct access to affluent households, access to a highly competitive regional labor pool, close proximity to major freeways, the Port of Oakland (the 8th busiest port in the U.S.), and four international airports. Investing in this region not only capitalizes on the existing market dynamics but also positions investors at the forefront of the thriving e-commerce and logistics industries in one of the most prosperous regions in the nation.



SAN FRANCISCO BAY AREA ECONOMIC INDICATORS



\$577B*

GDP (AS OF 2021)



6th

LARGEST ECONOMY
IN THE U.S.



#5

LARGEST METRO
AREA IN THE U.S.
WITH A POPULATION
OF OVER 8.8 MILLION



38

FORTUNE 500
COMPANIES



49%

BACHELOR'S DEGREE
OR HIGHER



3.6%

UNEMPLOYMENT
RATE
(Q3 2023)

NORTH BAY MARKET HIGHLIGHTS

The North Bay industrial market is comprised of four counties - Solano, Napa, Sonoma, and Marin. The Napa / Solano counties specifically are a strategic northern Bay Area logistics location situated at the midway point between San Francisco and Sacramento. Additionally, the area features access to the Port of Oakland (the 9th busiest container port in the U.S.), as well as national rail carriers, four international airports, and a network of highways that connect to the rest of Northern California and the greater western US. The market's limited inventory, consistent tenant demand, and high barriers to entry for new development ensure that rental rates are poised to continue to rise.



	Inventory (s.f.)	YTD total net absorption (s.f.)	Total Vacancy (%)	Average total asking rent (\$ p.s.f.)	YTD Completions (s.f.)	Under Construction (s.f.)
North Bay total						
Warehouse & Distribution	62,254,643	-349,922	7.0%	\$1.01	2,299,153	1,829,456
Manufacturing	12,218,947	-83,604	2.0%	\$1.22	0	0
Overall Total	74,473,590	-433,526	6.1%	\$1.02	2,299,153	1,829,456
Marin County						
Warehouse & Distribution	1,333,716	-55,568	4.8%	\$1.56	0	21,640
Manufacturing	353,082	-6,000	1.7%	\$0.00	0	0
Overall Total	1,686,798	-61,568	4.1%	\$1.56	0	21,640
Napa County						
Warehouse & Distribution	14,426,250	22,557	1.7%	\$1.19	250,650	269,131
Manufacturing	822,616	-7,100	0.9%	\$0.00	0	0
Overall Total	15,248,866	15,457	1.6%	\$1.19	250,650	269,131
Solano County						
Warehouse & Distribution	34,257,529	-127,191	8.2%	\$0.89	2,048,503	1,144,581
Manufacturing	7,138,923	-49,251	0.9%	\$0.80	0	0
Overall Total	41,396,452	-176,442	6.9%	\$0.89	2,048,503	1,144,581
Sonoma County						
Warehouse & Distribution	12,237,148	-189,720	10.1%	\$1.18	0	394,104
Manufacturing	3,904,326	-21,253	4.2%	\$1.23	0	0
Overall Total	16,141,474	-210,973	8.7%	\$1.19	0	394,104



75 & 89 SOUTH KELLY ROAD

American Canyon, CA

Presented by Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

JLL Capital Markets | Industrial - West Region

RYAN SITOV
Managing Director
+1 925 451 3485
ryan.sitov@jll.com
CA DRE License #1874541

MARK DETMER, SIOR, CCIM
Senior Managing Director
+1 213 239 6377
mark.detmer@jll.com
CA DRE License #02001329

MELINDA MARINO
Director
+1 818 667 1123
melinda.marino@jll.com
CA DRE License #02075704

Jones Lang LaSalle Brokerage, Inc., California Real Estate License #01856260

Market Experts | North Bay Leasing

GLEN DOWLING
Senior Managing Director
+1 717 227 7800
glen.dowling@jll.com
CA DRE License #00890450

MATT BRACCO
Senior Managing Director
+1 925 1305
matt.bracco@jll.com
CA DRE License #01185434

CHRIS NEEB
Managing Director
+1 707 495 7777
chris.neeb@jll.com
CA DRE License #01324612

JLL Capital Markets | Debt & Finance

MEGAN WOODRING
Senior Director
+1 916 759 3201
megan.woodring@jll.com
CA DRE License #1955664

TAYLOR GIMIAN
Director
+1 415 276 6933
taylor.gimian@jll.com
CA DRE License #02020484

JLL Capital Markets | Analytics & Due Diligence

KYLENE TSAI
Analyst
+1 206 398 9057
kylene.tsai@jll.com
CA DRE License #02219503

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 106,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.