

METRO 63

- 755,928 SF MISSION-CRITICAL HQ FACILITY
- FRESH 10.5-YEAR LEASE WITH 3.50% ESCALATORS
- ADVANTAGEOUS LOCATION ADJACENT TO I-85

CHARLOTTE MSA, NORTH CAROLINA





METRO 63

On behalf of Ownership, Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for **Metro 63 (the "Property")**, a 755,928 square foot Class A logistics facility situated adjacent to I-85 in the Charlotte, North Carolina MSA. The asset is 100% leased to a Charlotte-based international supplier of sports apparel and memorabilia, on a fresh 10.5-year lease with 3.5% annual rental escalations.

The 2022-built facility sports a multitude of institutional-quality features including 580'-deep cross-dock loading, 40' clear, 190'-deep truck courts with trailer parking, ESFR and motion-sensor LED. In the transition to this new mission-critical headquarters space, the tenant is making a substantial investment in the asset such as installing 10,000 SF of "customer experience and demonstration" space and upgrading interior racking systems. The facility accesses all of the major urban metro areas of the booming Southeast via a centralized location along the I-85 logistics corridor at the approximate midpoint between Atlanta, GA and Richmond, VA.

INVESTMENT SUMMARY

Address	5700 Royce Street Kannapolis, North Carolina 28083
Year Built	2022
Rentable Building Area	755,928 SF
Clear Height	40'
Occupancy	100%
Lease Term Remaining ¹	10.3 Years
Lease Structure	NNN
Annual Escalations	3.50%
Year 1 NOI (PSF) ¹	\$4,934,591 (\$6.53)

¹Assumes 8/1/2025 Analysis Start Date

INVESTMENT HIGHLIGHTS

STABLE IN-PLACE CASH FLOW WITH STRONG YIELD GROWTH

- 100% leased to a Charlotte-based international supplier of sports apparel and memorabilia on a fresh 10.5-year lease term
- Robust contractual NOI expansion during the lease term with 3.50% annual rental escalations
- Two (2), five (5)-year Fair Market Value renewal options

MISSION-CRITICAL USE HQ FACILITY WITH SUBSTANTIAL TENANT INVESTMENT

- Metro 63 will form the keystone to the tenant's sports apparel and equipment distribution, becoming the firm's new mission-critical headquarters and logistics and light assembly hub for the Charlotte-based firm
- The tenant is investing over **\$7.5 million of enterprise capital** to tailor the functionality of the space to their use, including the installation of a purpose-built 10,000 SF "customer experience and demonstration" space and upgrades to racking systems, among others

HIGHLY-FUNCTIONAL CLASS A DISTRIBUTION FACILITY

- Concrete tilt-wall construction with abundant glass lines and sleek accented paint scheme
- 40' clear, ESFR and LED lighting with motion sensors; facility features a total of 7,500A of power to accommodate tenant operations of all sizes
- 580'-deep cross-dock with 69 dock doors serviced by 190'-deep truck courts with 60' concrete aprons; 74 additional knock-out panels and 170 trailer stalls to accommodate high-volume distribution
- 500 auto parking spaces in addition to multiple access points and storefronts allow for future multi-tenant capability

HIGHLY ADVANTAGEOUS DISTRIBUTION LOCATION

- Centralized location adjacent to the I-85 logistics and distribution super corridor at the approximate midpoint of Atlanta and Richmond
- Proximity to major Sun Belt urban metro areas including Charlotte, Raleigh-Durham, Greensboro-Winston Salem, Greenville and Charleston
- World-class logistics infrastructure of the Southeast is anchored by the Ports of Charleston and Savannah located less than 300 miles away





BEST-IN-CLASS LOGISTICS AND DISTRIBUTION DESIGN PROFILE

580'-deep cross-dock with
65' speed bays

40' clear height, ESFR, LED
with motion sensors

69 dock high doors with
74 knock-outs and four (4)
drive-ins

500 auto parking spaces
and over 170 trailer parking
spaces

8" reinforced concrete
slab with 10-mil vapor
barrier

ADVANTAGEOUS MISSION-CRITICAL DISTRIBUTION LOCATION

As the new centralized logistics hub for the Charlotte-based tenant, Metro 63 benefits from an optimal location adjacent to the I-85 distribution corridor that forms the backbone of the MSA and the Southeast. The Property's position at the approximate midpoint between Atlanta, GA and Richmond, VA offers robust distribution capabilities to the urban areas of the Southeast.

PROXIMITY

I-85	±0.3mi
I-485	±15.5mi
I-77	±20.3mi
Uptown Charlotte	±28.7mi
Charlotte Douglas International Airport (CLT)	±31.5mi
I-40	±60.5mi
Greensboro, North Carolina	±64.1mi
Raleigh, North Carolina	±134.0mi

CHARLOTTE CBD



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT (CLT)

85

METRO 63

TO I-85 (±0.3 MI)

85



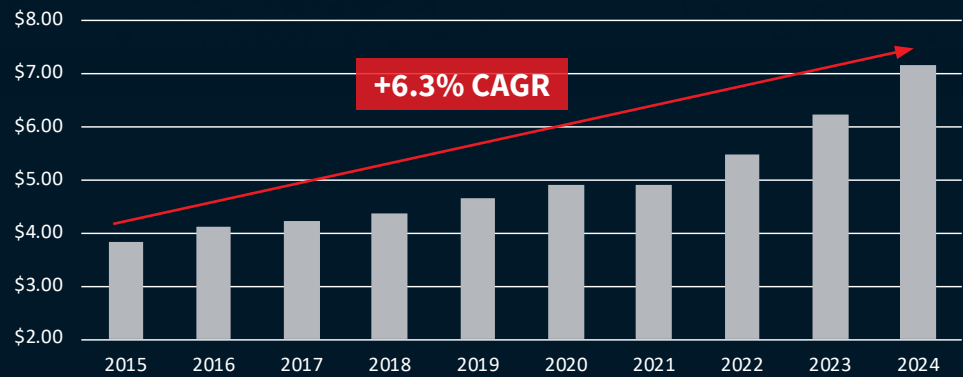
CHARLOTTE INDUSTRIAL MARKET

FUNDAMENTALLY-ROBUST SOUTHEAST GROWTH MARKET

The Charlotte industrial market is one of the premier industrial markets in the Southeast, offering excellent regional accessibility, a skilled workforce, low cost of operation and a pro-business government. Charlotte's inventory is comprised of over 268 million square feet of warehouse space. Since 2021, the market has exhibited strong demand posting 23.9 million square feet of positive net absorption. Moreover, occupancy has remained robust, averaging 94.5% over the past ten (10) years.

Rental rates have increased by more than 48% since 2021 due to consistently low vacancy, rising construction costs and lack of infill, cost-effective development sites in the top submarkets.

AVERAGE NNN ASKING RENTS PSF
CHARLOTTE INDUSTRIAL MARKET (2015-2024)





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