

167 INTERNATIONAL BLVD (LOUISVILLE)



601 WALL ST (CHICAGO)



780 HARTMAN RD (ATLANTA)



2775 TED BUSHELMAN (CINCINNATI)



1,553,418 SF ACROSS ESTABLISHED
SOUTHEAST AND MIDWEST MARKETS

100% LEASED FEATURING 6.9 YEARS WALT

27.6% MARK-TO-MARKET OPPORTUNITY

STICKY TENANCY AND DIVERSE RENT ROLL
FEATURING 19% INVESTMENT GRADE TENANTS

CENTRAL SUNBELT

INDUSTRIAL PORTFOLIO

10501 COLD STORAGE RD (JACKSONVILLE)



9750 INNOVATION CAMPUS WAY (COLUMBUS)



7601 RIVIERA BLVD (MIAMI)



THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales advisor to market the fee simple and leasehold interest in the Central-Sunbelt Industrial Portfolio (the "Properties", the "Portfolio", or the "Offering"), a collection of seven Class A and specialized small-format industrial assets totaling 1,553,418 square feet distributed evenly across Southeast and Midwest markets. 100% leased to seven tenants with 6.9 years of WALT, the single-tenant Portfolio offers investors the ability to aggregate infill industrial product at a significant discount to replacement cost while benefiting from a 27.6% mark-to-market opportunity on in-place rents, providing a runway to outsized returns. **Investors may bid on the assets as a portfolio or individually.**

The Portfolio is defined by its diversity in profile, geography, tenancy, and use it offers investors within a single investment. Completed in 2017 (on average), the Portfolio offers diversity in product, with four distribution assets averaging 334,378 SF and three specialized facilities averaging 71,968 SF. Additionally, the Portfolio is evenly distributed between the high-growth Sunbelt markets of Jacksonville, Atlanta, and Broward County, FL (50.9% of year-one NOI) and infill, land-constrained locations in the high barrier-to-entry Midwest markets of Columbus, Chicago, and Cincinnati (49.1% of year-one NOI).

The Portfolio's seven unique tenants operate across the pharmaceutical, aerospace, food/beverage, and household products industries. These tenants provide a growing in-place cash flow from the high-quality tenant profile mix (19% Investment Grade), including a Fortune 500 company. A 27.6% mark-to-market opportunity coupled with 6.9 years of WALT from entrenched, invested tenancy provides a unique opportunity to steadily grow cash flow through contractual lease escalations and a staggered rollover schedule upon lease maturity.



TRANSACTION SUMMARY

NUMBER OF PROPERTIES	7
PORTFOLIO SF	1,553,418
AVERAGE PROPERTY SF	221,917
WTD. AVERAGE YEAR BUILT	2017
WTD. AVERAGE CLEAR HEIGHT	33'
NUMBER OF TENANTS	7
OCCUPANCY	100%
MARK TO MARKET %	27.6%
WALT ⁽¹⁾	6.9 Years

(1) JLL assumes Margo Garden Products (10501 Cold Storage Rd, Jacksonville, FL) executes fixed rate renewal option. JLL estimates the fixed rate renewal option is 52% below market rents. The in-place lease expires 9/30/2027.

PORTFOLIO SUMMARY ⁽¹⁾

PROPERTY NAME	MARKET	SQUARE FEET	% OCCUPIED	TENANT	BUILT / RENO.	OFFICE FINISH (%)	CLEAR HEIGHT	DOCK HIGH	GRADE LEVEL	WALT (YRS.)
7601 RIVIERA BLVD	Broward	69,679	100%	Compass Group USA	1998 / 2024	35.3%	28'	5	2	9.2
10501 COLD STORAGE RD ⁽²⁾	Jacksonville	552,700	100%	Margo Garden Products	2019	1.4%	36'	52	65	7.1
780 HARTMAN RD	Atlanta	246,920	100%	SupplyOne	2020	5.0%	32'	47	2	6.7
167 INTERNATIONAL BLVD	Louisville	235,013	100%	ICS AmerisourceBergen	2018	3.7%	32'	33	2	3.0
2775 TED BUSHELMAN BLVD ⁽³⁾	Cincinnati	68,388	100%	GE Aerospace	2018	10.1%	32'	3	1	6.5
9750 INNOVATION CAMPUS WAY	Columbus	302,880	100%	Hims	2019	2.4%	32'	30	3	10.2
601 WALL ST	Chicago	77,838 ⁽⁴⁾	100%	KeHE Distributors	1991 / 1995 / 2005	22.2%	22'-34'	10	4	3.9
Total / Wtd. Average		1,553,418	100%		2017	5.5%	33'	180	79	6.9

Investors may bid on the assets as a portfolio or individually.

(1) Analysis assumes a 9/1/2025 start date.

(2) JLL assumes tenant, Margo Garden Products, executes fixed rate renewal option. JLL estimates the fixed rate renewal option is 52% below market rents. The in-place lease expires 9/30/2027.

(3) 2775 Ted Bushelman is on a ground lease from the Kenton County Airport Board with approximately 44.2 years of term remaining.

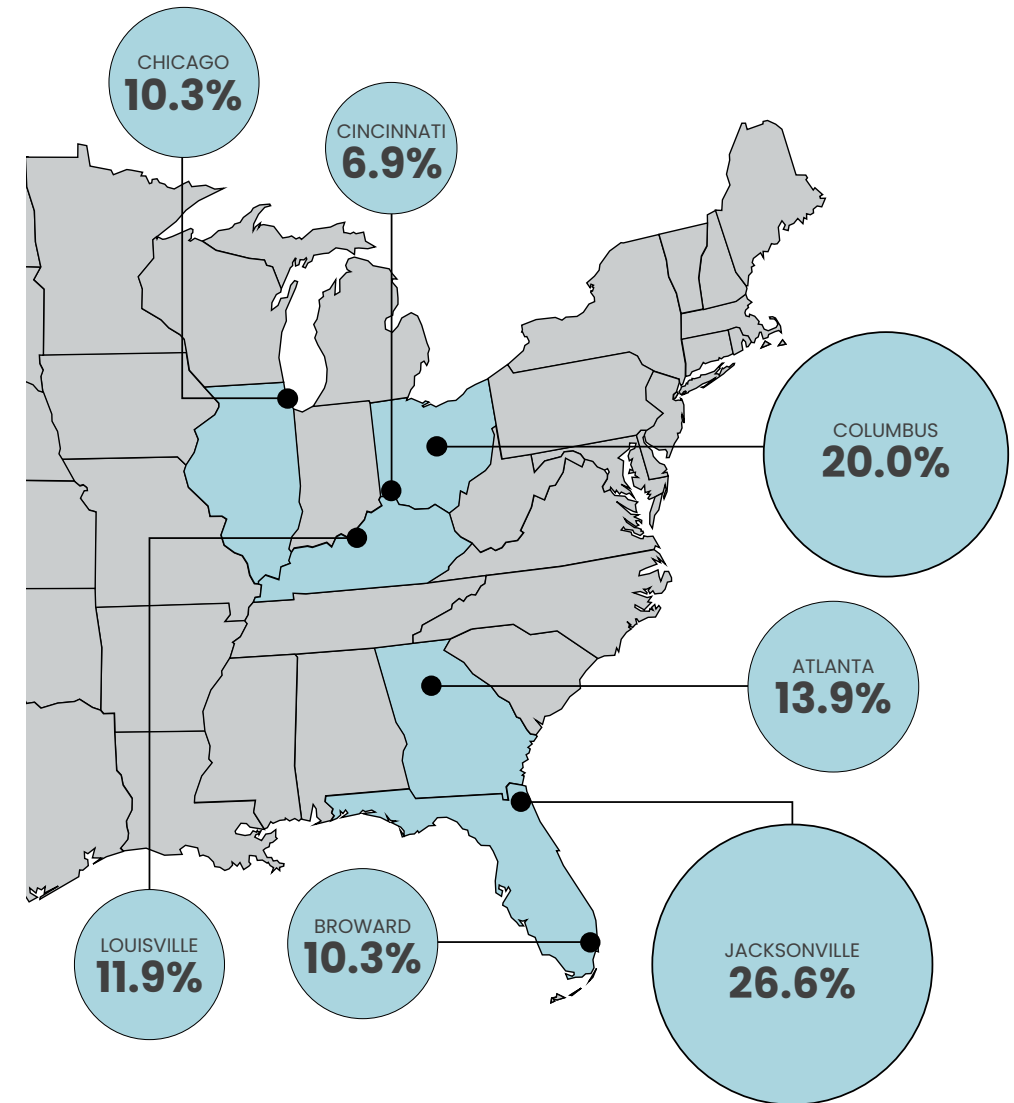
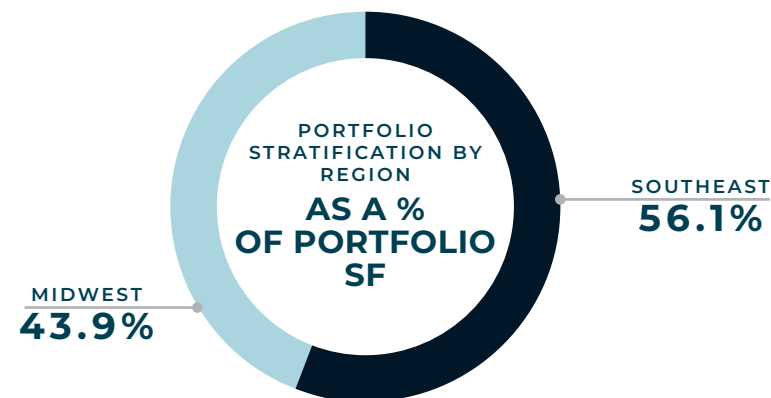
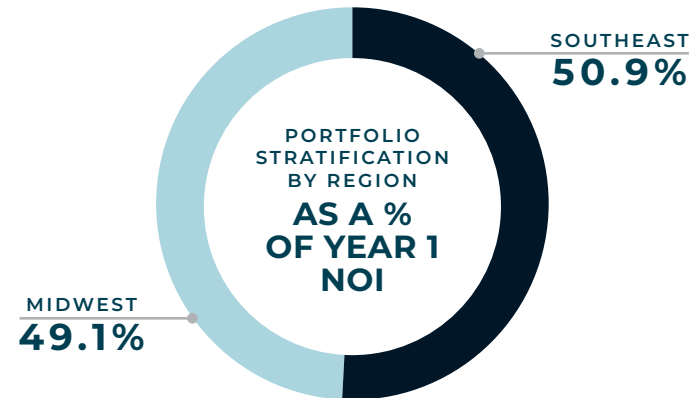
(4) Square footage figure is from the BOMA report, square footage per lease is 74,120.



EXCEPTIONALLY BALANCED BY GEOGRAPHIC DIVERSIFICATION

The Portfolio's seven assets are distributed evenly across key Southeast and Midwest markets providing a balanced level of geographic diversity in top logistics and distribution markets. The Portfolio's composition includes exposure to the following markets:

- Jacksonville and Broward County high growth markets, which afford access to the strength of Florida's demographic and market fundamentals (37% of Year 1 NOI / 40% of NRSF).
- Columbus and Cincinnati / Louisville, the heart of on-shoring and manufacturing growth in the Midwest (39% of Year 1 NOI / 39% of NRSF)
- Gateway Chicago and Atlanta markets (24% of Year 1 NOI / 21% of NRSF)

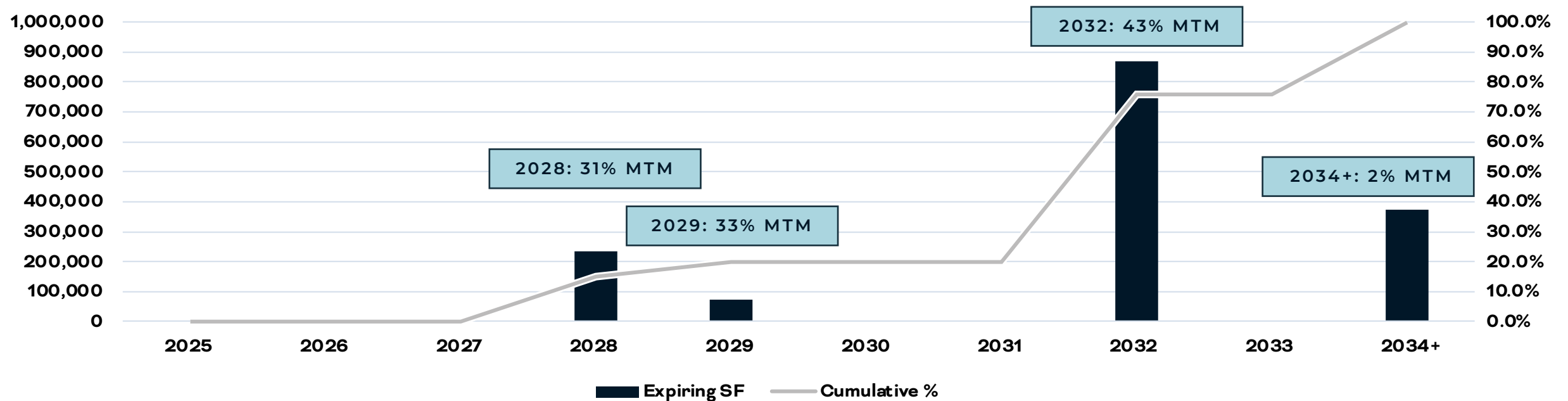


Percentages on the map are weighted by market share of total Portfolio Year 1 NOI.

STABLE CASH FLOW WITH OPPORTUNITY FOR FUTURE YIELD ENHANCEMENT

- The Portfolio is presently 100% occupied with 6.9 years of WALT, offering a stable cash flow profile with limited rollover during the first six years of the hold period.
- 27.6% overall mark-to-market and 43% mark-to-market opportunity in 2032 will allow an investor to unlock tremendous upside in high growth markets such as Jacksonville and Atlanta.

Lease Expiration Schedule vs. Mark to Market Schedule



HIGHLY FUNCTIONAL CLASS A ASSETS

- With an average vintage of 2017, the Portfolio is comprised of seven assets totaling 1.55 million square feet with ideal suite layouts for distribution users. Additionally, there is a curated mix of new construction Class A assets and well-constructed infill assets in key industrial nodes.
- Heightened replacement costs have stifled new industrial development across the country. Uncertainty and projected hard cost growth driven by potential tariff increases will further insulate the assets within the Portfolio from future supply.
- The Portfolio has benefits from critical, above-standard infrastructure and capital investments:
 - Two Portfolio Properties are fully air-conditioned (Louisville and Cincinnati)
 - 601 Wall St is a rare, infill Cold Storage facility within Chicago's North DuPage County submarket.
 - 7601 Riviera Blvd in Miramar was fully renovated prior to execution of the lease with Compass USA.

PORTFOLIO FACTS



2017 Average Vintage



33' Average Clear Height



5.5% Average Office Finish

7601 RIVIERA BLVD (MIAMI)



10501 COLD STORAGE RD (JACKSONVILLE)



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780 HARTMAN RD (ATLANTA)



STICKY TENANCY WITH DIVERSE INDUSTRY MIX

- The Portfolio is 100% leased to a diverse roster of seven tenants ranging from a Fortune 500 company to emerging e-commerce platforms and established third party logistics platforms. No single user comprises more than 27% of Year 1 Income and no tenant operates in the same area as other users within the Portfolio, providing a diverse stream of cash flows and limiting exposure to economic industry downturn.



The Properties serve as vital operational platforms for all the Tenants. Key Tenant locations include:



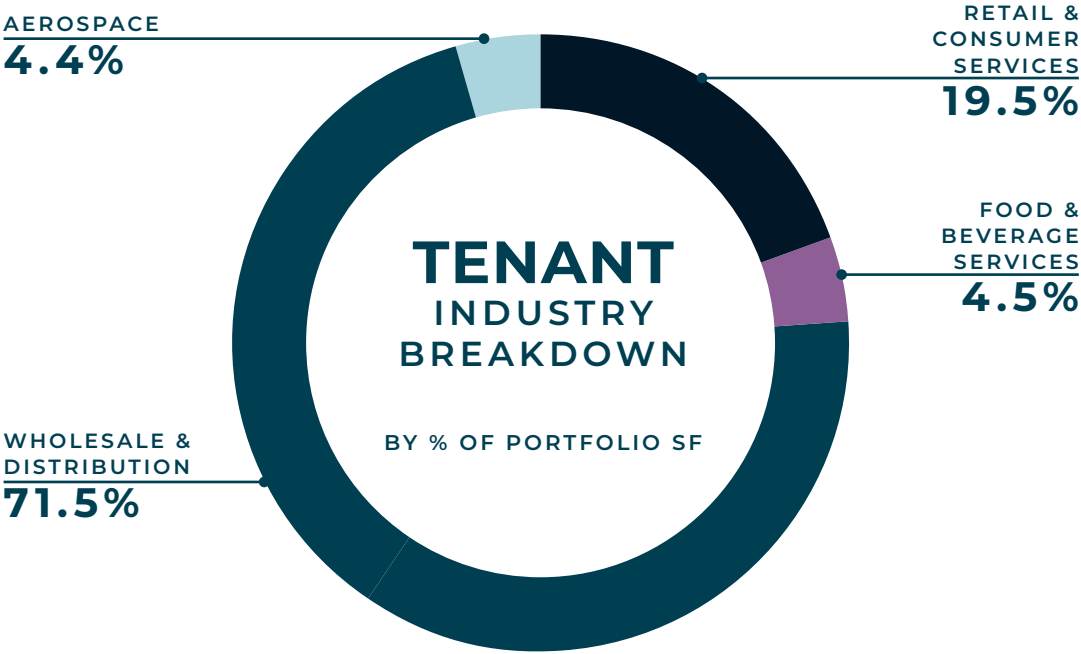
GE Aviation: The tenant relocated from a previous facility into this build-to-suit which doubled their footprint. The facility is one of only two On Wing Support locations nationally, which provides 24/7 full-service repairs for all GE commercial engines and smaller jet engines.



HIMS: The site is a key distribution hub for their multitude of products given Columbus’s central location and has just renewed their lease for an additional 10 years. HIMS employs over 500 people at this location, which includes on-site pharmacists.



Margo Garden Products: Headquarter location serving as the primary sorting and distribution hub for their online and in-store platforms at Walmart, Amazon, Lowe’s and Home Depot. The tenant has over \$3 million invested in heavy robotics equipment which is a key step for the sorting and shipping of their product.



KEY LOGISTICS INFRASTRUCTURE

SUSTAINS CONTINUED TENANT DEMAND



PORT MIAMI - 1

14.5 miles from 7601 Riviera Blvd

15th busiest container port in the country



JAXPORT - 2

1.8 miles from 10501 Cold Storage Rd

1,500 acre international tradeport with three cargo terminals and two intermodal rail terminals



INMAN YARD - 3

7.7 miles from 780 Hartman Rd

One of the largest rail yards in the Southeast operated by Norfolk Southern



UPS WORLDPORT - 4

7.5 miles from 167 International Blvd

Opened in 2021 and serves as UPS's primary air hub for worldwide shipments which handles four million packages and 300 flights a day.



CINCINNATI / NORTHERN KENTUCKY INTERNATIONAL AIRPORT - 5

1.0 mile from 2775 Ted Bushelman Blvd

7th largest cargo airport in the country



NEW ALBANY INTERNATIONAL BUSINESS PARK - 6

2.0 miles from 9750 Innovation Campus Way

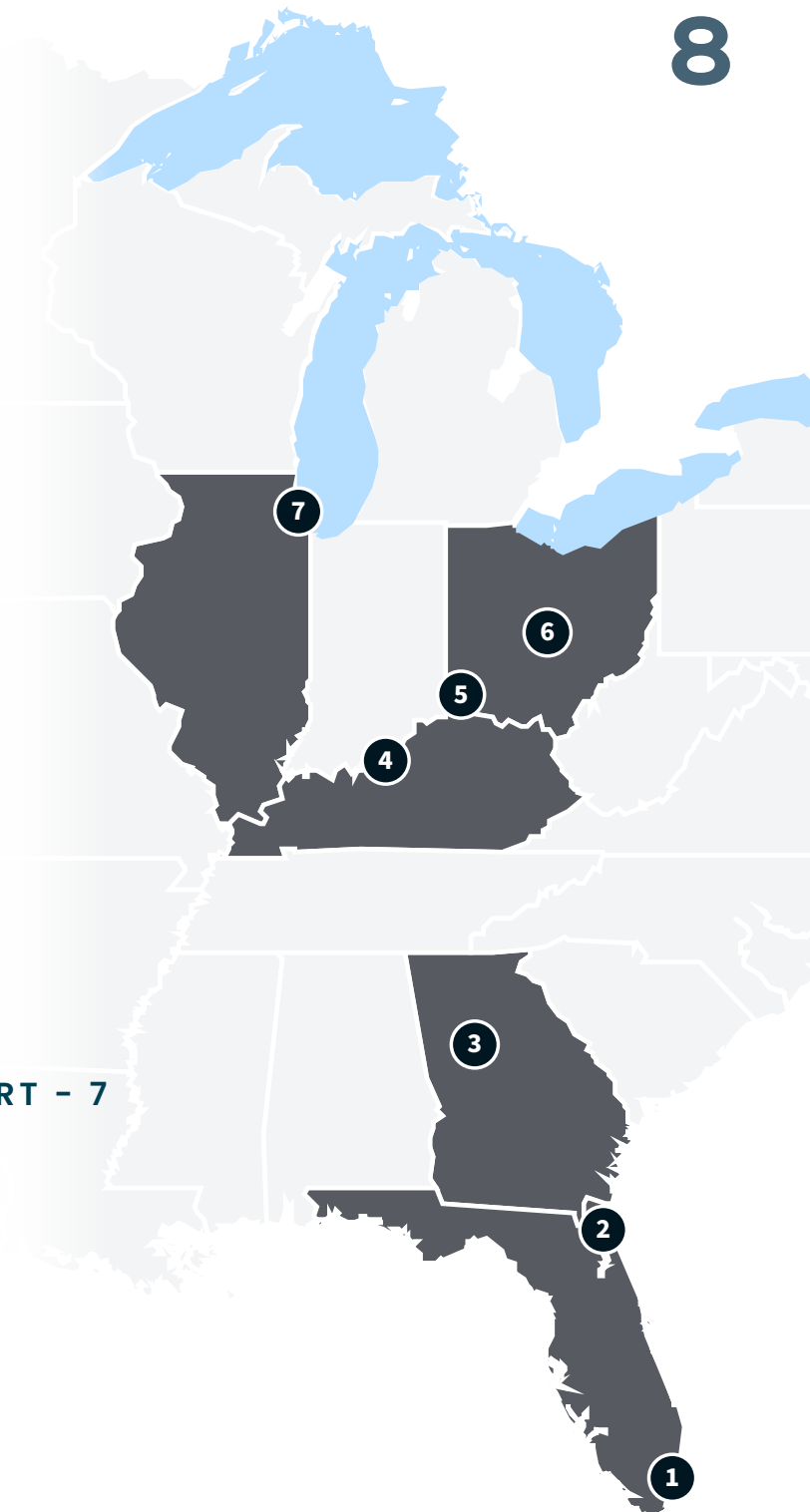
\$40B in aggregate commitments between Intel (\$28B semi conductor manufacturing campus), Google, Amazon, Meta, Vantage Data Centers, Amgen and Pharmavite.



O'HARE INTERNATIONAL AIRPORT - 7

8.5 miles from 601 Wall St

4th largest cargo airport in the country

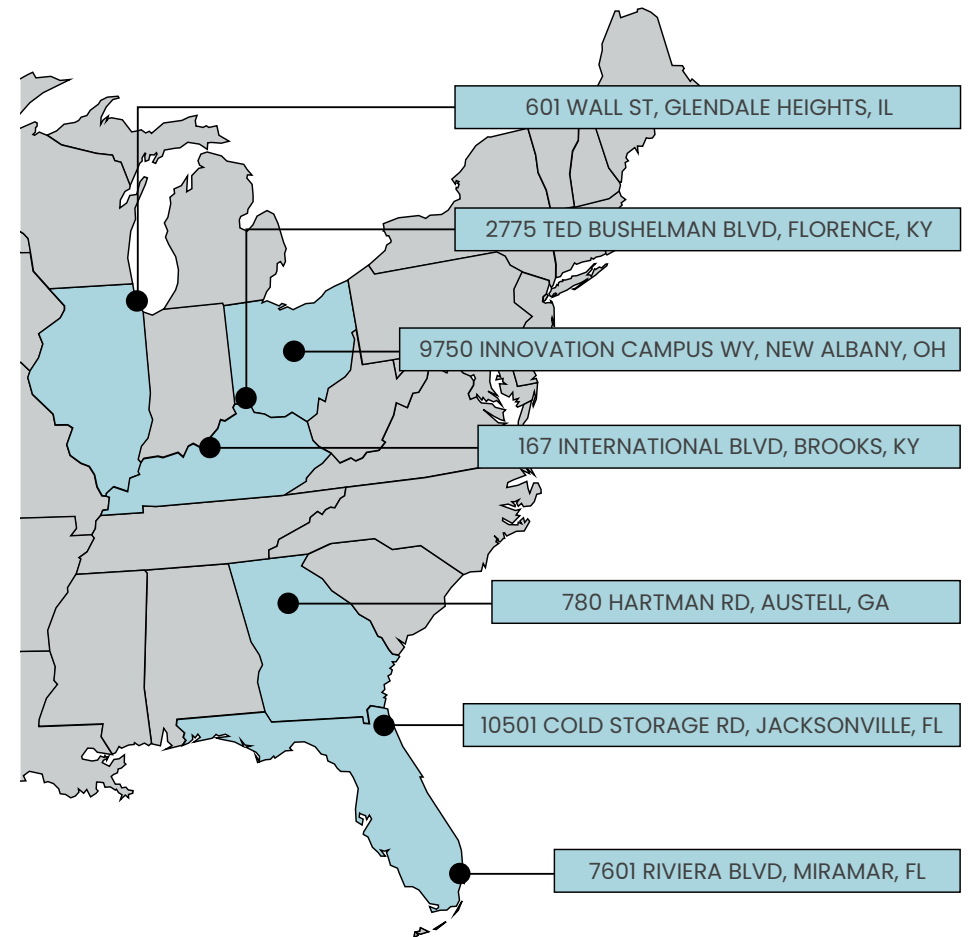


MARKET OVERVIEWS

HIGH GROWTH INDUSTRIAL MARKETS

	MARKET INVENTORY (IN MSF)	UNDER CONSTRUCTION (IN MSF)	UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	NET ABSORPTION (IN MSF)	RENT GROWTH (2021-2024)	VACANCY RATE
BROWARD	102.3	1.1	1.1%	0.1	59.6%	4.1%
JACKSONVILLE	118.0	4.3	3.6%	-0.5	47.2%	9.7%
ATLANTA	713.3	12.0	1.7%	1.5	48.9%	8.9%
LOUISVILLE	210.5	3.1	1.5%	0.2	23.0%	5.1%
CINCINNATI	282.9	1.1	0.4%	0.8	30.3%	7.3%
COLUMBUS	304.7	1.9	0.6%	5.2	28.1%	8.1%
CHICAGO	1,362.3	12.6	0.9%	2.0	34.6%	4.9%
Total / Wtd. Avg.	3,094.0	36.1	1.2%	9.3	37.4%	6.5%

Source: JLL Research, Q1 2025



167 INTERNATIONAL BLVD (LOUISVILLE)



601 WALL ST (CHICAGO)



780 HARTMAN RD (ATLANTA)



CENTRAL SUNBELT

INDUSTRIAL PORTFOLIO

PORTFOLIO OVERVIEW

2775 TED BUSHELMAN (CINCINNATI)



10501 COLD STORAGE RD (JACKSONVILLE)



9750 INNOVATION CAMPUS WAY (COLUMBUS)



7601 RIVIERA BLVD (MIAMI)



7601 Riviera Blvd

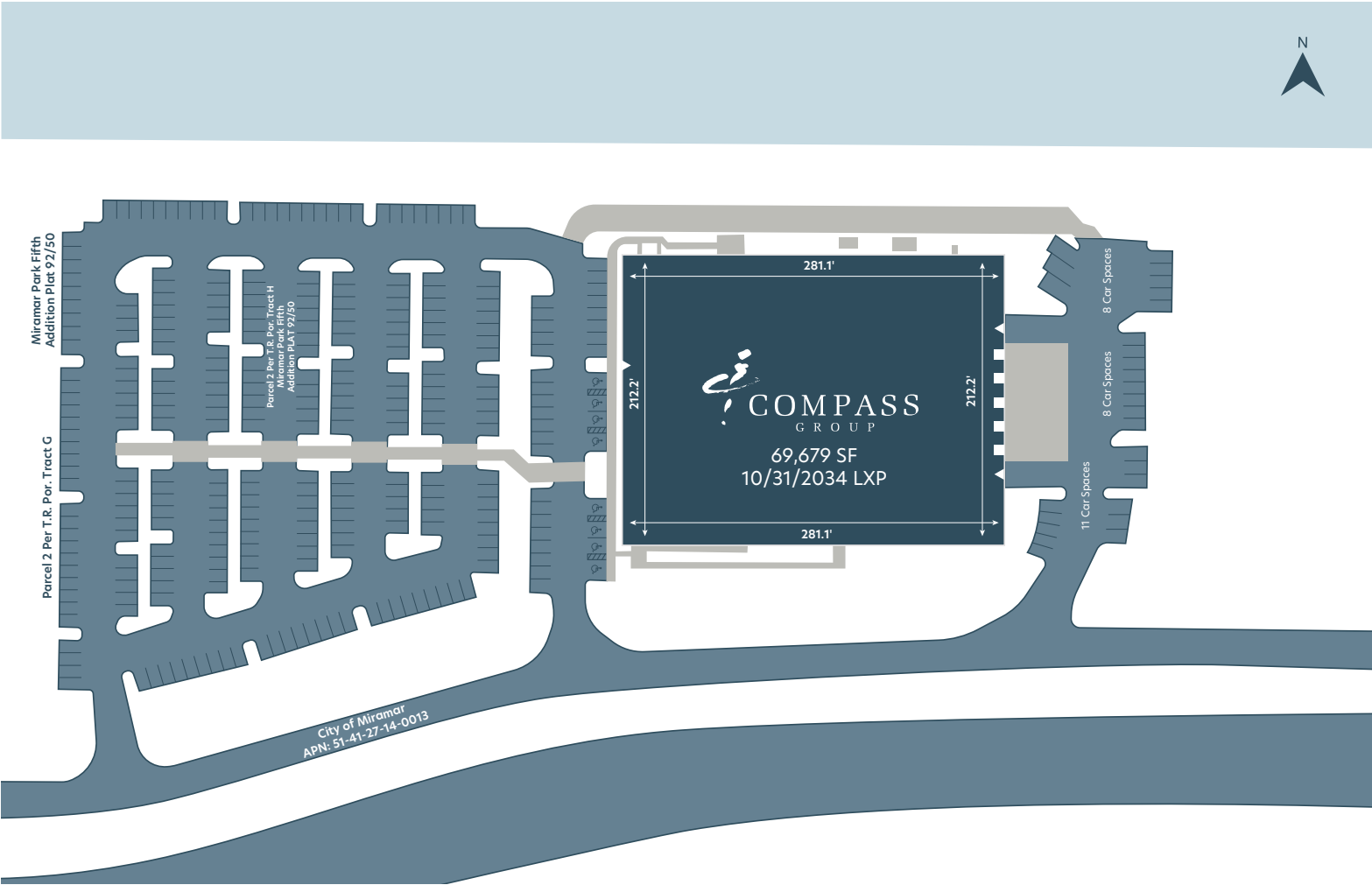
SUBMARKET	SOUTHWEST BROWARD
SUBMARKET INVENTORY (IN MSF)	16.5
UNDER CONSTRUCTION (IN MSF)	0.2
UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	1.2%
NET ABSORPTION (IN MSF)	0.1
RENT GROWTH (2021-2024)	59.6%
VACANCY RATE	4.1%

Source: JLL Research, Q1 2025



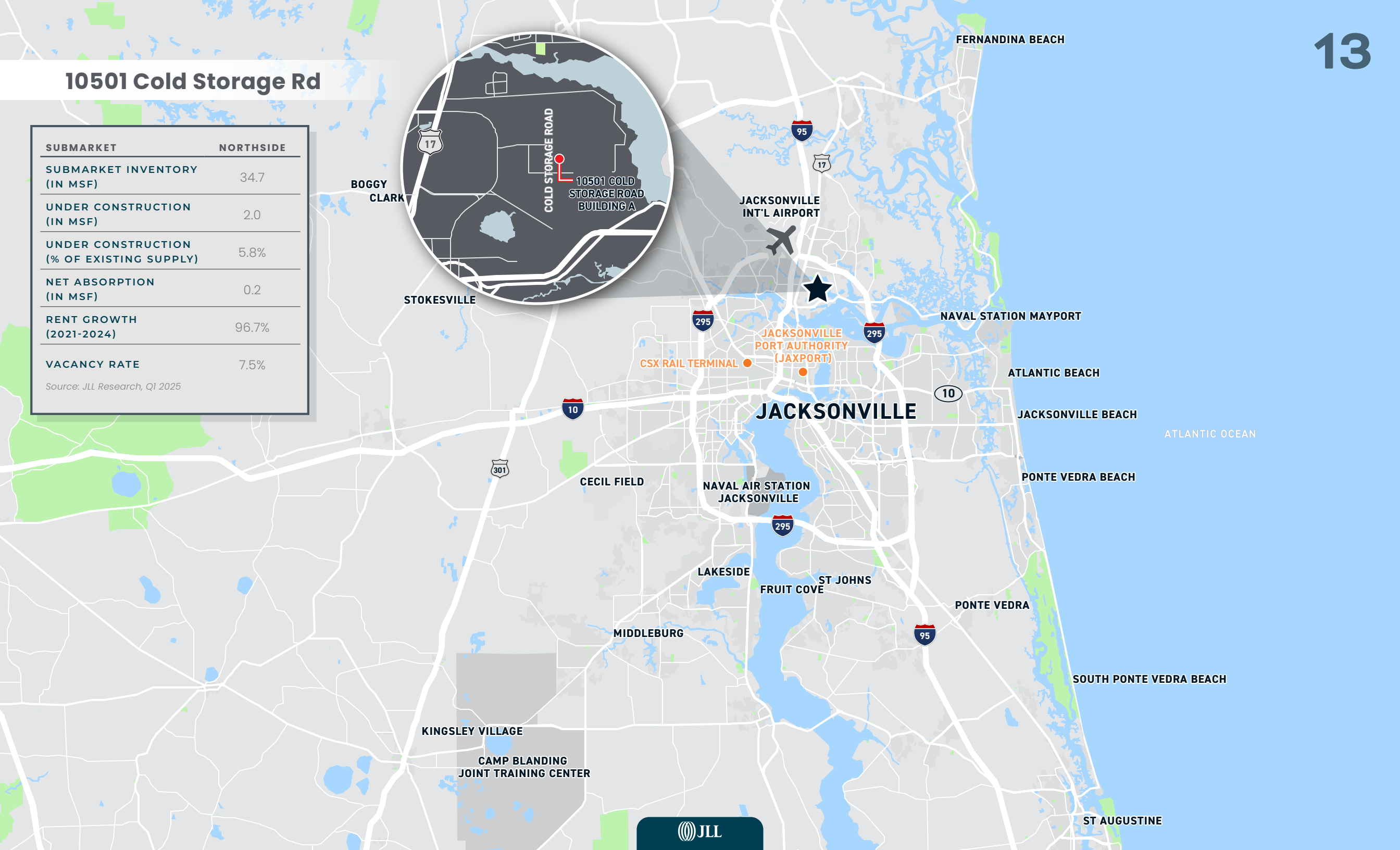
PROPERTY OVERVIEW

ADDRESS	7601 RIVIERA BLVD
CITY, STATE	Miramar, FL
MARKET	Broward County
SQUARE FOOTAGE	69,679
SITE SIZE	7.4 AC
YEAR BUILT	1998
% OFFICE	35.3%
CLEAR HEIGHT	28'
DOCK DOORS	5
DRIVE-IN DOORS	2
PARKING STALLS	326
TRUCK COURT DEPTH	105'
ROOF AGE	Re-roof expected to be complete by May 2025
ROOF TYPE	60-mil PVC
WARRANTY INFORMATION	20-year warranty
CONSTRUCTION TYPE	Concrete (tilt-up)
BUILDING DIMENSIONS	281' x 212'
COLUMN SPACING	21' x 20'
FIRE SPRINKLERS / ESFR	ESFR
POWER	Main Transformer Size: 300 kVA Main Switchgear Rating: 600 amps (480Y/277)



10501 Cold Storage Rd

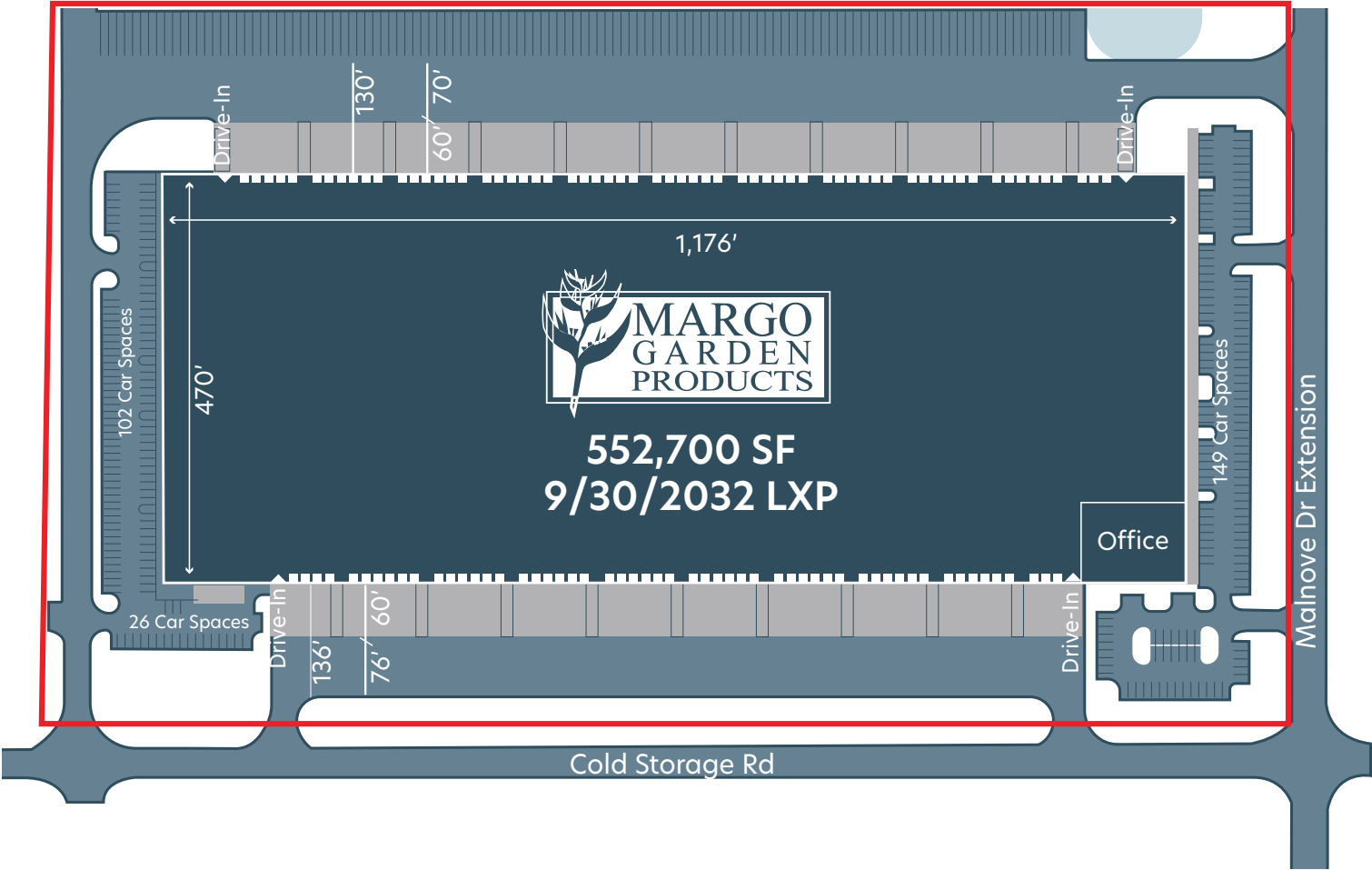
SUBMARKET	NORTHSIDE
SUBMARKET INVENTORY (IN MSF)	34.7
UNDER CONSTRUCTION (IN MSF)	2.0
UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	5.8%
NET ABSORPTION (IN MSF)	0.2
RENT GROWTH (2021-2024)	96.7%
VACANCY RATE	7.5%
Source: JLL Research, Q1 2025	



PROPERTY OVERVIEW

ADDRESS	10501 COLD STORAGE RD
CITY, STATE	Jacksonville, FL
MARKET	Jacksonville
SQUARE FOOTAGE	552,700
SITE SIZE	26.0 AC
YEAR BUILT	2019
% OFFICE	1.4%
CLEAR HEIGHT	36'
DOCK DOORS	52
DRIVE-IN DOORS	65
PARKING STALLS	273
TRUCK COURT DEPTH	135.0'
ROOF AGE	2019
ROOF TYPE	45-mil white TPO
WARRANTY INFORMATION	20-year NDL warranty
CONSTRUCTION TYPE	Concrete (tilt-up)
SLAB THICKNESS	7"
BUILDING DIMENSIONS	1,176' x 470'
COLUMN SPACING	50' x 56'
FIRE SPRINKLERS / ESFR	ESFR

POWER	Main Transformer Size: 1,000 kVA Main Switchgear Rating: 2,500 amps (480Y/277)
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780 Hartman Rd

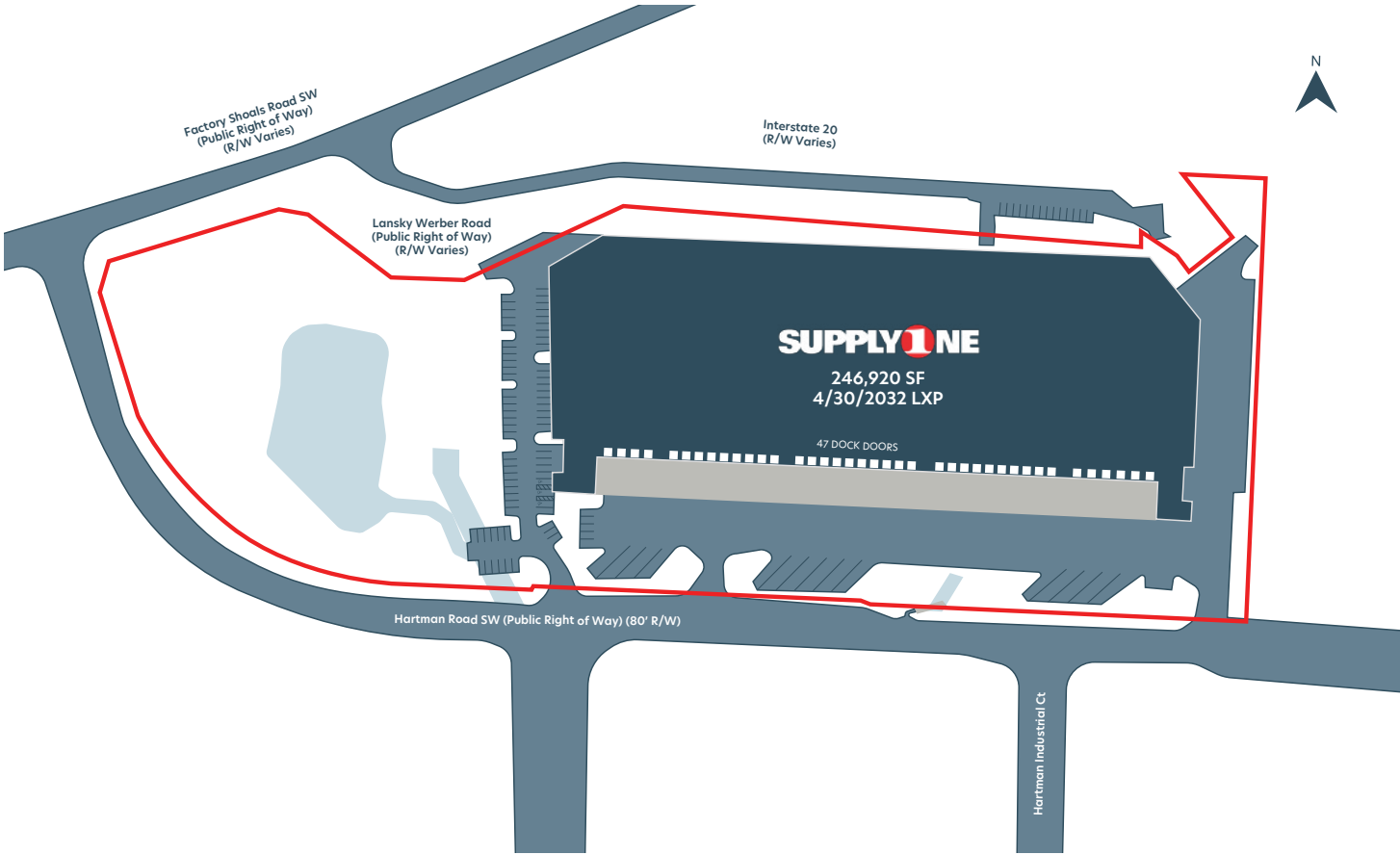
SUBMARKET	1-20 WEST IND.
SUBMARKET INVENTORY (IN MSF)	110.9
UNDER CONSTRUCTION (IN MSF)	1.2
UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	1.1%
NET ABSORPTION (IN MSF)	-0.2
RENT GROWTH (2021-2024)	44.3%
VACANCY RATE	7.8%

Source: JLL Research, Q1 2025



PROPERTY OVERVIEW

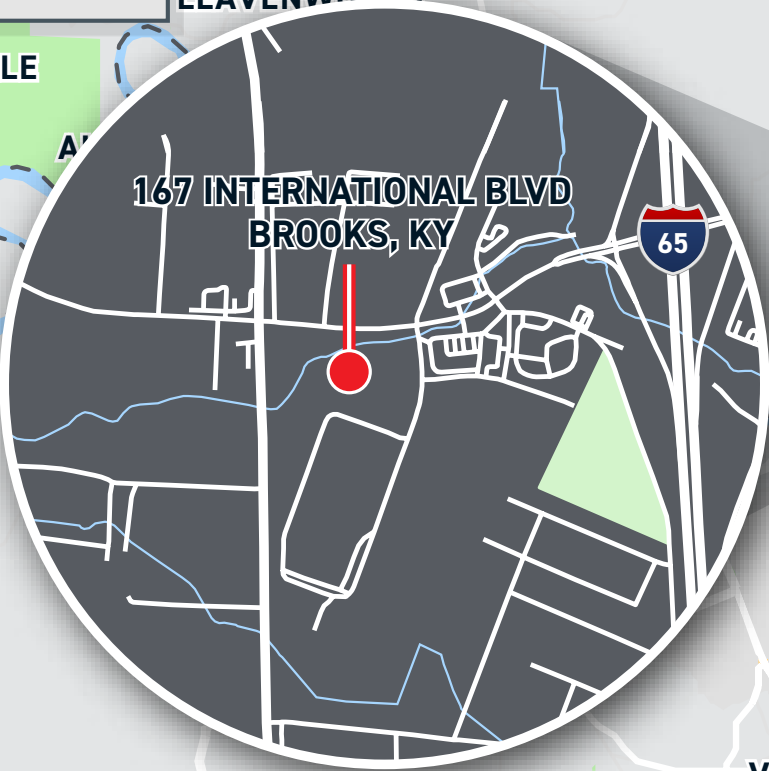
ADDRESS	780 HARTMAN RD
CITY, STATE	Austell, GA
MARKET	Atlanta
SQUARE FOOTAGE	246,920
SITE SIZE	16.5 AC
YEAR BUILT	2020
% OFFICE	5.0%
CLEAR HEIGHT	32'
DOCK DOORS	47
DRIVE-IN DOORS	2
PARKING STALLS	132
TRUCK COURT DEPTH	130.0'
ROOF AGE	2020
ROOF TYPE	60-mil TPO
WARRANTY INFORMATION	15-Year system warranty 20-Year membrane only warranty
CONSTRUCTION TYPE	Concrete (tilt-up)
SLAB THICKNESS	7"
BUILDING DIMENSIONS	340' x 850'
COLUMN SPACING	54' x 45'
FIRE SPRINKLERS / ESFR	ESFR
POWER	Main Transformer Size: 300 kVA Main Switchgear Rating: 600 amps (480Y/277)



167 International Blvd

SUBMARKET	BULLITT COUNTY
SUBMARKET INVENTORY (IN MSF)	24.8
UNDER CONSTRUCTION (IN MSF)	0.8
UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	3.2%
NET ABSORPTION (IN MSF)	0.4
RENT GROWTH (2021-2024)	18.9%
VACANCY RATE	5.7%

Source: JLL Research, Q1 2025



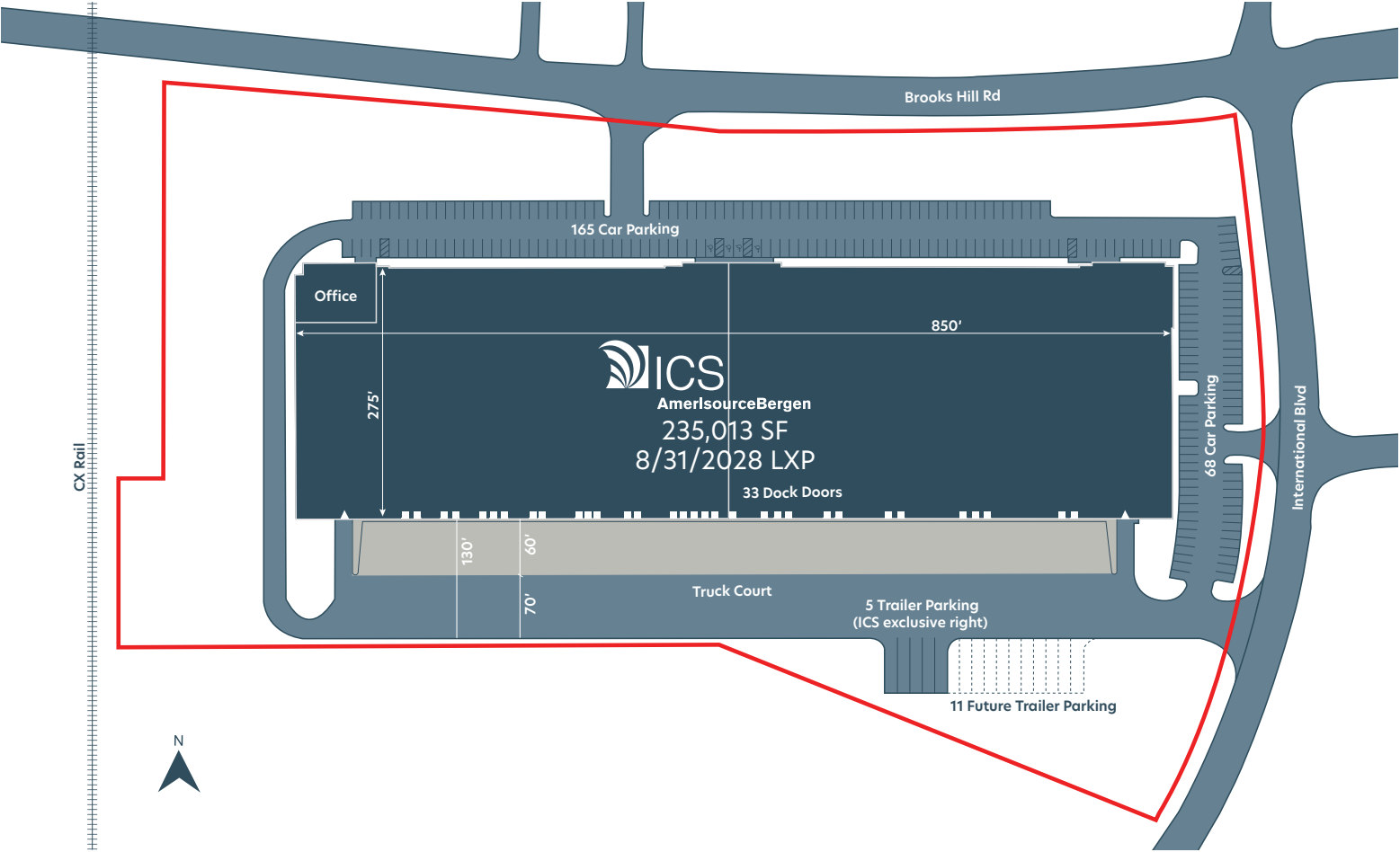
167 INTERNATIONAL BOULEVARD

PROPERTY OVERVIEW

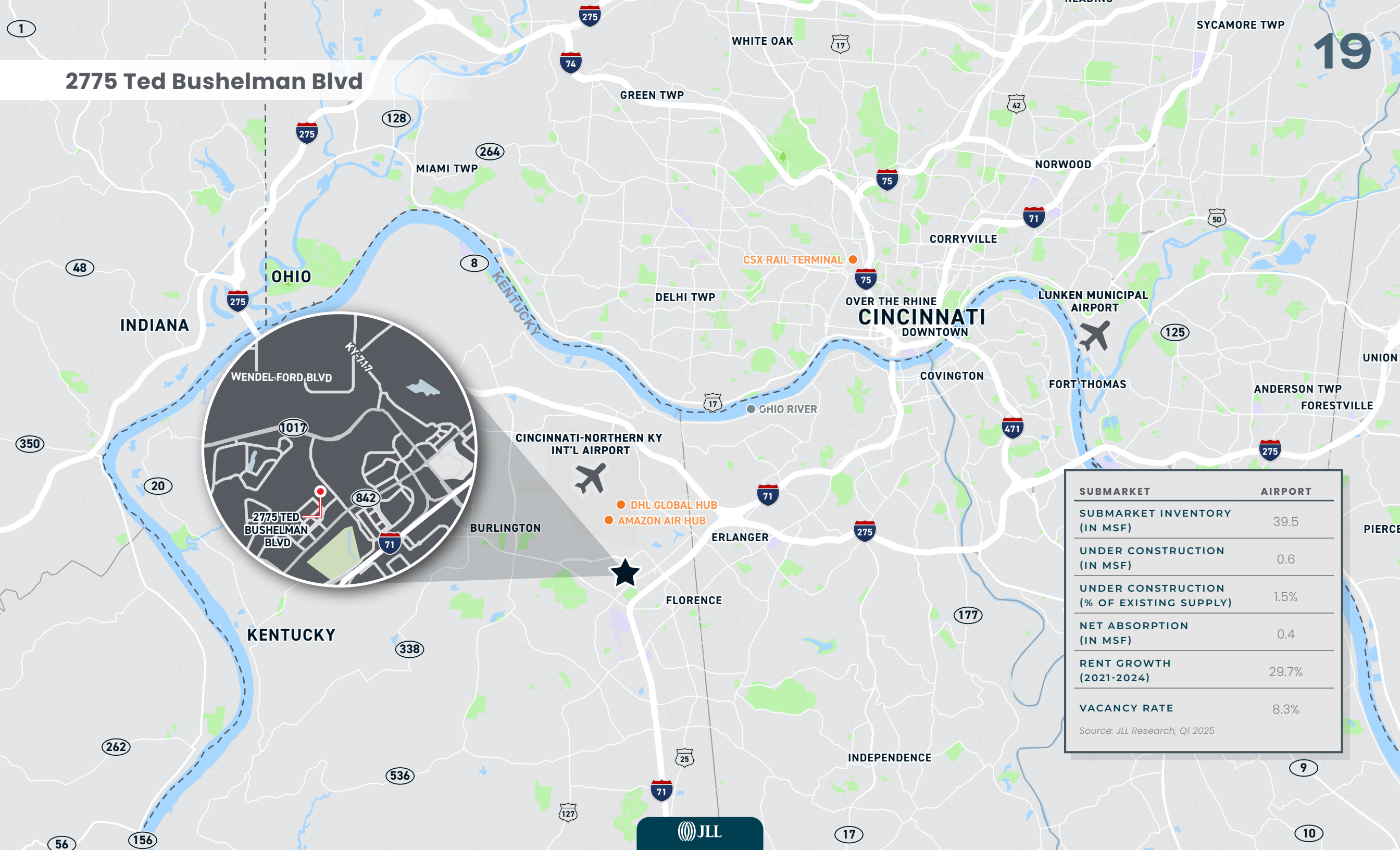
ADDRESS	167 INTERNATIONAL BLVD
CITY, STATE	Brooks, KY
MARKET	Louisville
SQUARE FOOTAGE	235,013
SITE SIZE	15.3 AC
YEAR BUILT	2018
% OFFICE	3.7%
CLEAR HEIGHT	32'
DOCK DOORS	33
DRIVE-IN DOORS	2
PARKING STALLS	238
TRUCK COURT DEPTH	129.8'
ROOF AGE	2018
ROOF TYPE	Single ply 45-mil mechanically fastened TPO
WARRANTY INFORMATION	15-year warranty
CONSTRUCTION TYPE	Concrete (tilt-up)
SLAB THICKNESS	7"
BUILDING DIMENSIONS	850' x 275'
COLUMN SPACING	53.75' x 54'
FIRE SPRINKLERS / ESFR	ESFR

POWER

Main Transformer Sizes: Transformer 1:
1,500 Kva, transformer 2: 150 kVA
Main Switchgear Rating: Switchgear 1:
3,000 amps (480Y/277), switchgear 2: 300
amps (480Y/277)



2775 Ted Bushelman Blvd

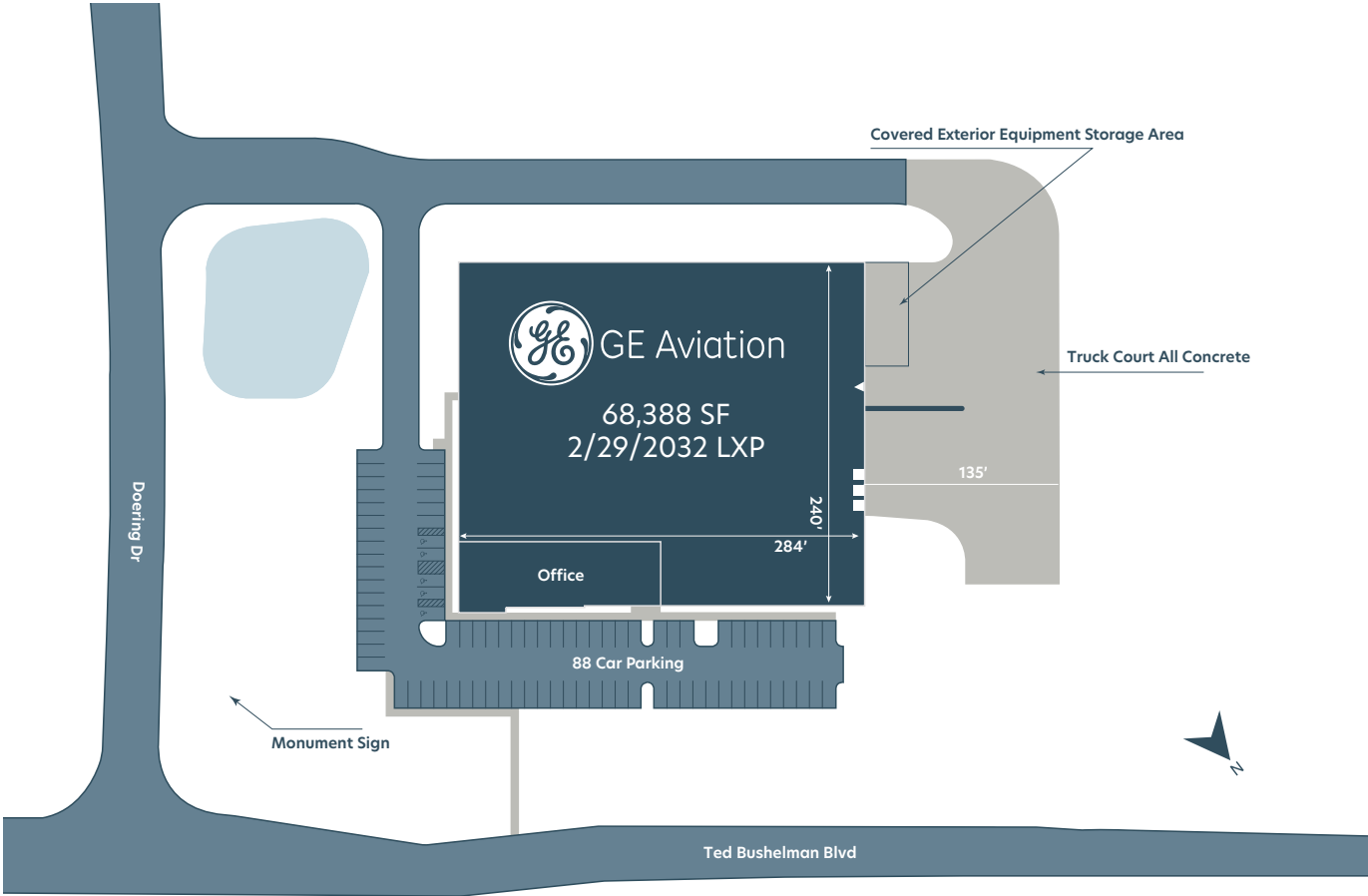


SUBMARKET	AIRPORT
SUBMARKET INVENTORY (IN MSF)	39.5
UNDER CONSTRUCTION (IN MSF)	0.6
UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	1.5%
NET ABSORPTION (IN MSF)	0.4
RENT GROWTH (2021-2024)	29.7%
VACANCY RATE	8.3%

Source: JLL Research, Q1 2025

PROPERTY OVERVIEW

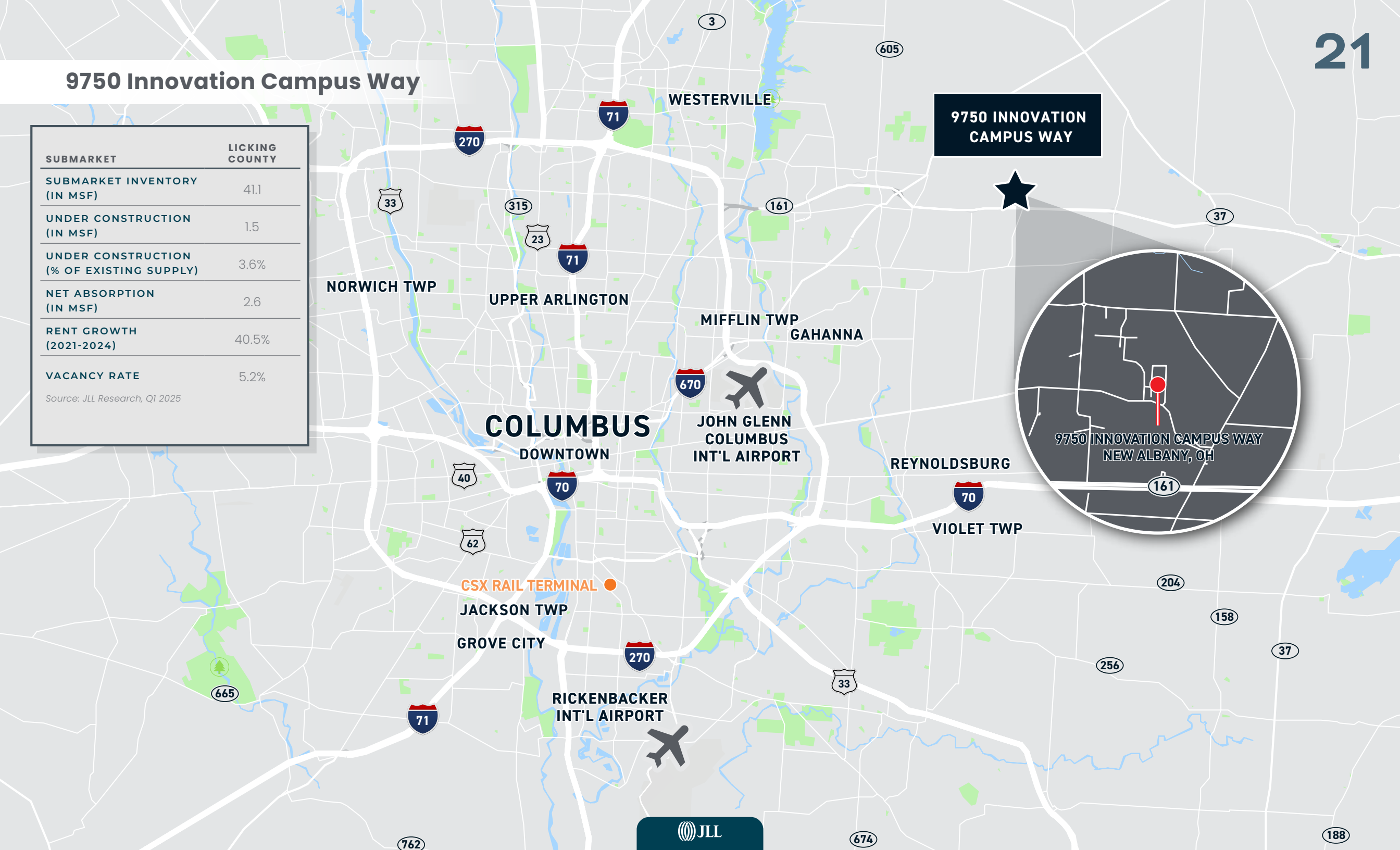
ADDRESS	2775 TED BUSHELMAN BLVD
CITY, STATE	Florence, KY
MARKET	Cincinnati
SQUARE FOOTAGE	68,388
SITE SIZE	7.1 AC
YEAR BUILT	2018
% OFFICE	10.1%
CLEAR HEIGHT	32'
DOCK DOORS	3
DRIVE-IN DOORS	1
PARKING STALLS	94
TRUCK COURT DEPTH	135'
ROOF AGE	2018
ROOF TYPE	45-mil mechanically fastened TPO
WARRANTY INFORMATION	10-year warranty
CONSTRUCTION TYPE	Concrete (tilt-up)
SLAB THICKNESS	7" - 9"
BUILDING DIMENSIONS	284' x 240'
COLUMN SPACING	56' x 57'
FIRE SPRINKLERS / ESFR	Combination wet/dry
POWER	Main Transformer Size: 500 kVA Main Switchgear Rating: 1,600 amps (480Y/277)



9750 Innovation Campus Way

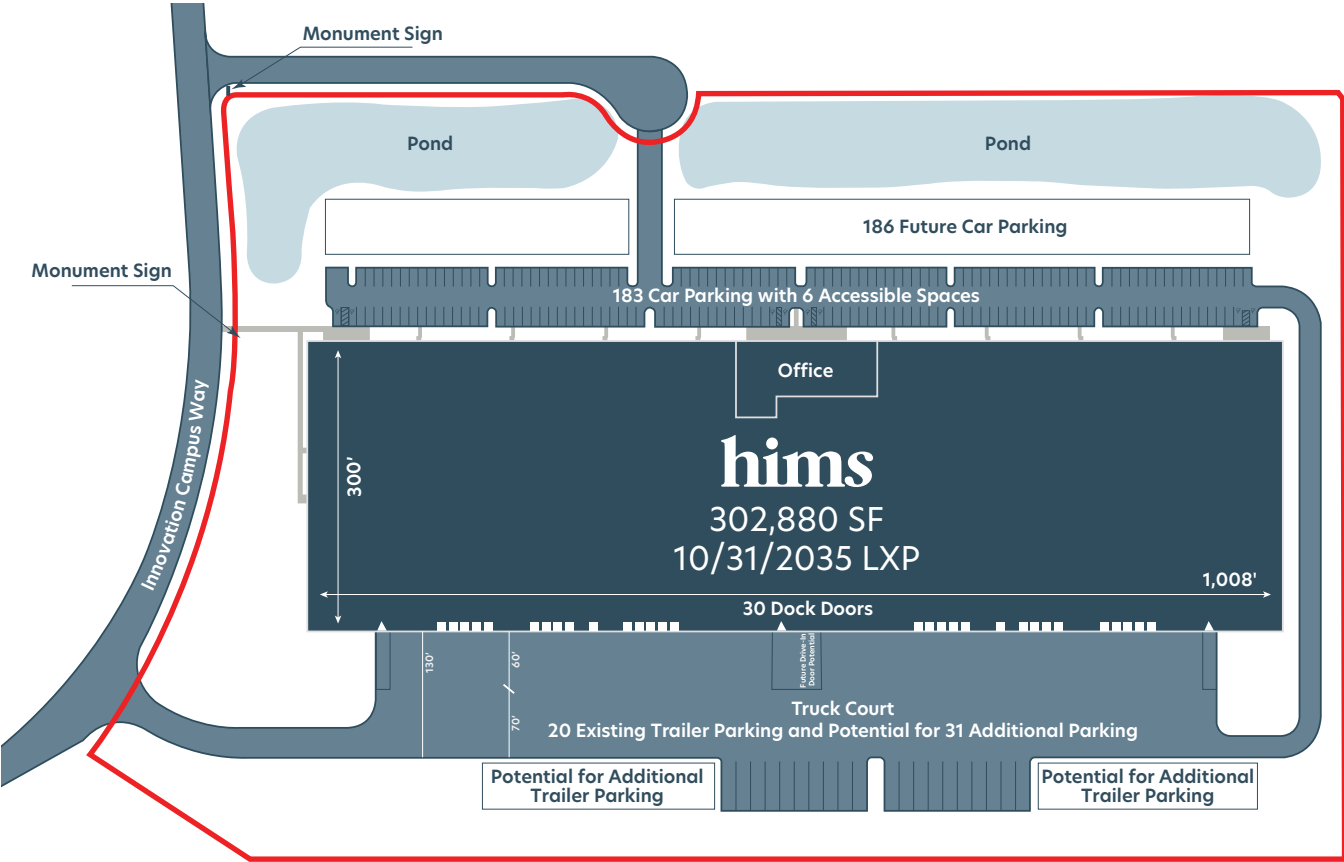
SUBMARKET	LICKING COUNTY
SUBMARKET INVENTORY (IN MSF)	41.1
UNDER CONSTRUCTION (IN MSF)	1.5
UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	3.6%
NET ABSORPTION (IN MSF)	2.6
RENT GROWTH (2021-2024)	40.5%
VACANCY RATE	5.2%

Source: JLL Research, Q1 2025



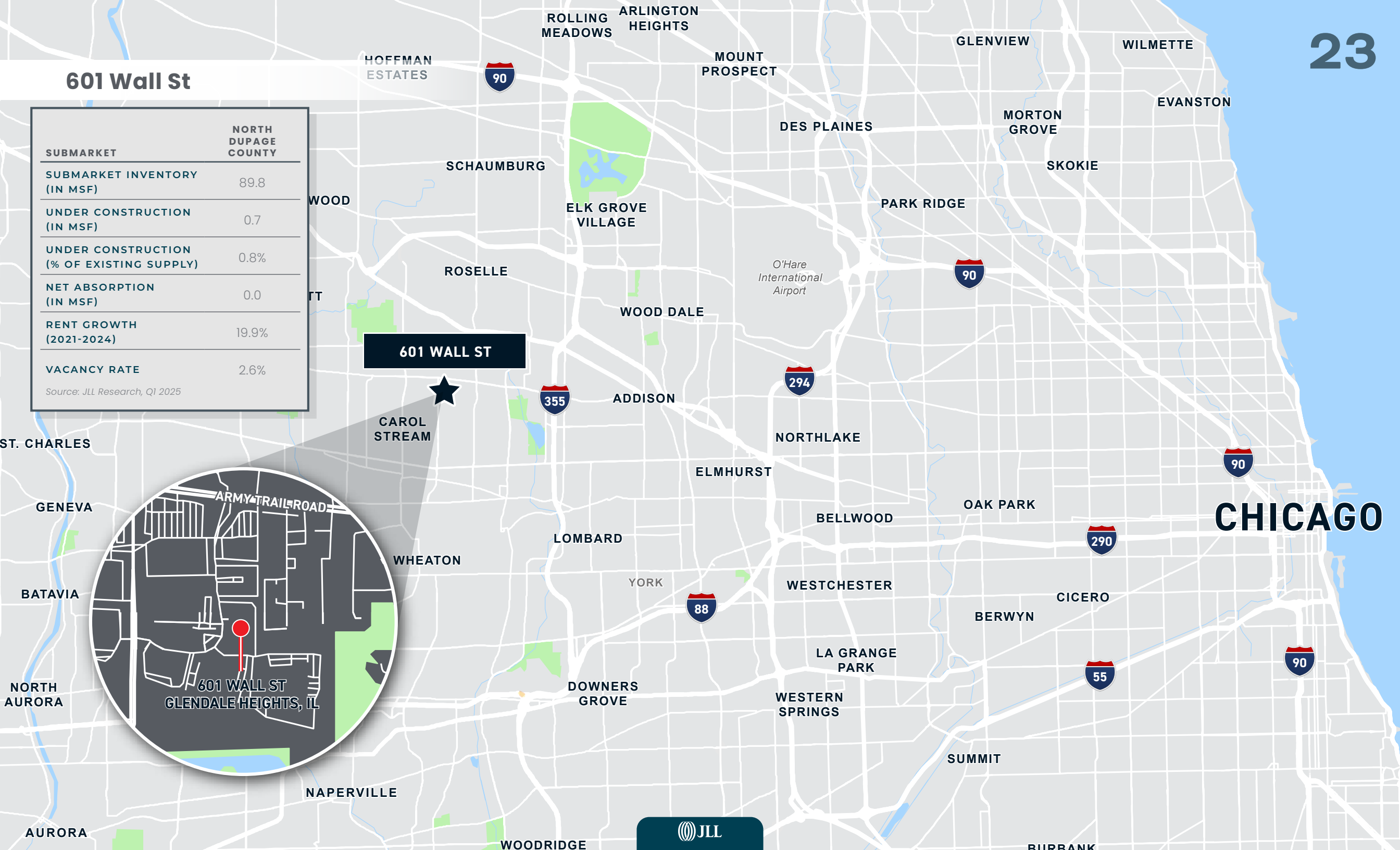
PROPERTY OVERVIEW

ADDRESS	9750 INNOVATION CAMPUS WAY
CITY, STATE	New Albany, OH
MARKET	Columbus
SQUARE FOOTAGE	302,880
SITE SIZE	21.3 AC
YEAR BUILT	2019
% OFFICE	2.4%
CLEAR HEIGHT	32'
DOCK DOORS	30
DRIVE-IN DOORS	3
PARKING STALLS	199
TRUCK COURT DEPTH	130'
ROOF AGE	2019
ROOF TYPE	Single ply 45-mil mechanically fastened TPO
WARRANTY INFORMATION	20-year warranty
CONSTRUCTION TYPE	Concrete (tilt-up)
SLAB THICKNESS	7"
BUILDING DIMENSIONS	1,008' x 300'
COLUMN SPACING	56' x 60'
FIRE SPRINKLERS / ESFR	ESFR
POWER	Main Transformer Size: 1,500 kVA Main Switchgear Rating: 3,000 amps (480Y/277)



601 Wall St

SUBMARKET	NORTH DUPAGE COUNTY
SUBMARKET INVENTORY (IN MSF)	89.8
UNDER CONSTRUCTION (IN MSF)	0.7
UNDER CONSTRUCTION (% OF EXISTING SUPPLY)	0.8%
NET ABSORPTION (IN MSF)	0.0
RENT GROWTH (2021-2024)	19.9%
VACANCY RATE	2.6%
Source: JLL Research, Q1 2025	



PROPERTY OVERVIEW

ADDRESS	601 WALL ST
CITY, STATE	Glendale Heights, IL
MARKET	Chicago
SQUARE FOOTAGE ⁽¹⁾	77,838
SITE SIZE	5.0 AC
YEAR BUILT	1991 / 1996 / 2005
% OFFICE	22.2%
CLEAR HEIGHT	22' - 34'
DOCK DOORS	10
DRIVE-IN DOORS	4
PARKING STALLS	129
TRUCK COURT DEPTH	Varies
ROOF TYPE	Section 1 (36,197 SF): TPO (60 Mil) Section 2 (22,609 SF): EPDM (60 Mil) Section 3 (8,269 SF): EPDM (60 Mil)
WARRANTY INFORMATION	Partial warranty on Section 3
CONSTRUCTION TYPE	Concrete (tilt-up)
BUILDING DIMENSIONS	180' x 403'
FIRE SPRINKLERS / ESFR	Combination wet/dry
POWER	Main Transformer Sizes: Transformer 1: 500 kVA, transformer 2: 500 kVA Main switchgear ratings: Switchgear 1: 2,000 amps, switchgear 2: 1,600 amps



OFFICE: 17,272 SF
DRY WAREHOUSE: 22,501 SF
FREEZER: 38,065 SF

(1) Square footage figure is from the BOMA report, square footage per lease is 74,120.

Investors may bid on the assets as a portfolio or individually.

TRANSACTION LEADS

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