

KNIGHTDALE GATEWAY

- 511,233 SF 2-BUILDING CLASS A LOGISTICS OFFERING
- 100% LEASED TO ENTRENCHED CREDIT TENANCY WITH 7.4 YEARS WALT
- IRREPLACEABLE LAST MILE LOCATION ALONG US-64 & INSIDE I-540

RALEIGH-DURHAM, NORTH CAROLINA MSA





KNIGHTDALE GATEWAY

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for **Knightdale Gateway (the "Property")**, a 511,233 square foot Class A logistics park delivered in 2024 by Beacon Partners in the dynamic Raleigh-Durham, North Carolina MSA. The offering is 100% leased to five (5) tenants with 7.4 years of WALT, generating immediate and stable cash flow anchored by Siemens Corporation (S&P: AA-). The Property also features strong contractual rent growth with 3.7% average annual escalations. Knightdale Gateway showcases institutional-quality design with efficient 260'-deep rear-load configurations, 36' clear heights, ESFR and LED lighting with motion sensors, and a shared fully concrete truck court with 18 trailer parking spaces.

Knightdale Gateway is strategically located at a newly constructed full movement signalized intersection along US 64 (just 12 minutes from the Raleigh CBD). The "last mile" infill location is uniquely positioned between Raleigh's inner and outer beltlines, I-540 (1 mile) and I-440 (2.5 miles), offering exceptional accessibility across the greater Raleigh-Durham MSA. Despite having one of the fastest population growth rates in Wake county (doubling in size since 2000), Knightdale has proven to be one of the highest barrier-to-entry industrial development markets in North Carolina - with only two other new industrial parks developed across the market since 2015 (Hinton Oaks & Eastgate540) - resulting in sustained rent growth that has outpaced the broader Triangle MSA (7.6% CAGR since 2020).

INVESTMENT SUMMARY

| | |
|-------------------------------|--|
| Address | 421 & 431 Milburnie Lake Drive Knightdale, North Carolina 27604 |
| Year Built | 2024 |
| Rentable Building Area | 511,233 SF |
| Clear Height | 36' |
| Occupancy | 100% |
| Major Tenants | Siemens Corporation (S&P: AA-) 210,176 SF Kitchen Cabinet Distributors 195,056 SF |
| WALT ¹ | 7.4 years |
| Wtd. Average Annual Esc. | 3.7% |
| % Below Market | 17.9% |
| Year 1 NOI (PSF) ¹ | \$5,577,179 (\$10.91 PSF) |

¹Assumes 11/1/2025 Analysis Start Date

INVESTMENT HIGHLIGHTS

CREDIT-ANCHORED CASH FLOW WITH FUTURE VALUE CREATION

- 100% Leased to five (5) tenants, including two separate divisions of the Fortune Global 50 credit anchor Siemens Corporation (S&P: AA-) ("Siemens"), with 7.4 years of WALT
- Strong contractual cash flow growth with blended 3.7% annual rental escalations, providing consistent yield expansion
- Significant mark-to-market potential due to in-place rents roughly 18% below current market rates. With all renewal options set at Fair Market Value (FMV), the Property is well-positioned to capitalize on the submarket's 73.5% rent growth since 2020

IRREPLICABLE EAST WAKE COUNTY LOCATION

- Situated in an irreplaceable, infill location along US-64 (12 minutes to the CBD), uniquely positioned between Raleigh's inner and outer beltlines, I-540 (1 mile) and I-440 (2.5 miles), offering exceptional accessibility to the entire Raleigh-Durham metro
- Highly accessible location provides connectivity to more than 500,000 residents within a 10-mile drive, solidifying last-mile distribution capabilities in the fast-growing Raleigh area
- Incredibly high barrier to entry zoning entitlements across Knightdale have created one of the most supply-constrained sub-markets in the Carolinas. Notably, Knightdale's recent adoption in July-24 of its 'Knightdale Next' Comprehensive Plan and corresponding Future Place Type Map restricts future master-planned industrial development. The land use map identifies only four viable industrial locations across the entire market, all of which are in vicinity of existing, built-out parks - creating a true operational moat for recently delivered Class-A inventory



INVESTMENT HIGHLIGHTS (CONT'D)

INSTITUTIONAL-QUALITY DESIGN WITH OVER \$2.75 MILLION IN ABOVE-MARKET ENHANCEMENTS

Knightdale Gateway stands out as a best-in-class institutional development, distinguished by its premium architectural enhancements, tenant-centric features, and robust long-term durability. Ownership invested significant upfront capital, surpassing standard design specifications to elevate both the building's aesthetics and operational performance. This commitment is only matched by the substantial capital tenants have invested into their spaces, collectively establishing the portfolio as a generational logistics asset in the Raleigh-Durham industrial market.

PREMIUM STRUCTURAL & DESIGN ENHANCEMENTS

- 200' full concrete truck courts (with 18 trailer parking positions), supporting long-term durability and logistics throughput
- Multiple storefronts with double-row auto parking to support flexible future leasing configurations

| DESIGN ENHANCEMENTS | INVESTMENT |
|---|-------------|
| Custom Aluminum Composite Material (ACM) panels and exterior tile work across buildings | \$946,000 |
| Upgraded mast-arm traffic signal for efficient access | \$750,000 |
| Full concrete truck court (upgrade above asphalt hybrid) | \$375,000 |
| Enhanced streetscapes, landscaping, signage, and outdoor shelter | \$370,000 |
| EV charging infrastructure (12 stations) | \$190,000 |
| Enhanced two-story glass lines with pronounced storefront glazing | \$100,000 |
| Reinforced speed bays for high-throughput operations | \$65,000 |
| TOTAL INVESTMENT | \$2,796,000 |

ENTRENCHED TENANCY WITH SUBSTANTIAL FACILITY INVESTMENT

Long-term tenant commitment to Knightdale Gateway is secured by top-of-the-line finishes and significant tenant investment into their own spaces.

- **Siemens Corporation (Suite 126):** Tenant investment of \$3.2+ Million over Landlord allowance towards full warehouse HVAC upgrade, enhanced office upfit (coffee bar, private offices, training room, oversized cantina breakroom, and locker rooms), dock loading upgrades, warehouse paint, and end of line cage with additional power for R&D.
- **Siemens Corporation (Suite 106):** Upfit to feature 5,363 SF of Class A premium office, fully conditioned warehouse, oversized dock door upgrades, installation of four (4) new drive-in ramps throughout warehouse premises
- **Kitchen Cabinet Distributors:** 13,039 SF of Class A premium office and showroom space (6.7% finish), supporting front-office and management operations, as well as product showcasing for customers
- **Easy Stones:** Installation of a customized gantry crane system, providing material handling for stone slabs across entire warehouse space





**421 MILBURNIE LAKE DRIVE
BUILDING 1**

**431 MILBURNIE LAKE DRIVE
BUILDING 2**

SIEMENS CORPORATION
(TRANSFORMER DIVISION)
SUITE 106: 131,264 SF
APRIL-2031 LX

BLUE VALLEY CABINETS
SUITE 118: 79,694 SF
SEPTEMBER-2032 LX

SIEMENS CORPORATION
(EV DIVISION)
SUITE 126: 78,912 SF
MAY-2030 LX

EASY SURFACES
SUITE 116: 26,307 SF
SEPTEMBER-2029 LX

KITCHEN CABINET DISTRIBUTORS
SUITE 100: 195,056 SF
MAY-2036 LX

BEST-IN-CLASS LOGISTICS AND DISTRIBUTION CONSTRUCTION

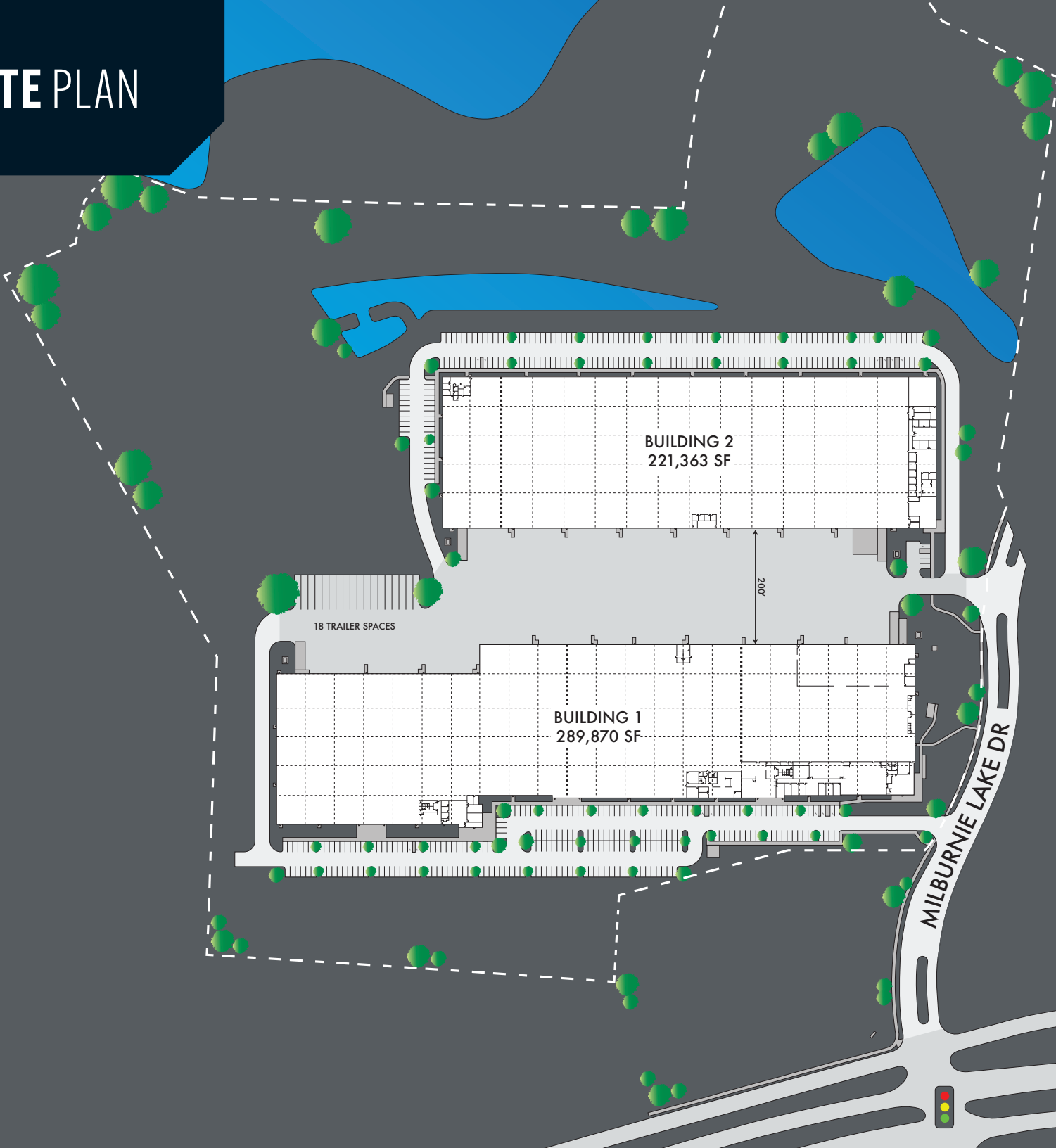
Two (2), 260'-deep rear-load facilities delivered in 2024 by Beacon Partners

36' clear heights, ESFR fire suppression, LED lighting with motion sensors

Best-in-class interior finishes designed to attract and retain committed, high-caliber tenants

435 total auto parking spaces and 18 trailer parking spaces support multiple storefronts for maximum leasing optionality

SITE PLAN



INSULATED LAST-MILE LOGISTICS LOCATION

Knightdale Gateway benefits from an insulated location along US-64 (33,000 VPD) in East Wake County, a heavily transited retail and commercial corridor with high barriers to entry for logistics and distribution product. The Portfolio sits less than one (1) mile from the I-540 outer beltway and approximately three (3) miles from I-87 and I-440, offering connectivity to the entirety of the booming Raleigh-Durham MSA.

Situated in a high-growth residential corridor, Knightdale Gateway solidifies its unique niche as a rare Class A last-mile logistics asset. The Portfolio accesses more than 500,000 residents within a ten (10)-mile radius.

PROXIMITY

| | Distance | Time |
|------------------------------------|----------|---------|
| I-540 | ±0.8mi | 2 mins |
| I-87 | ±2.6mi | 5 mins |
| I-440 | ±3.3mi | 7 mins |
| Downtown Raleigh | ±7.1mi | 14 mins |
| I-40 | ±9.8mi | 14 mins |
| Raleigh-Durham Int'l Airport (RDU) | ±20.5mi | 22 mins |
| Research Triangle Park (RTP) | ±24.0mi | 24 mins |
| I-85 | ±26.7mi | 28 mins |

LEGACY OAKS
TO-BE-DEVELOPED SINGLE FAMILY RENTAL COMMUNITY

HINTON OAKS INDUSTRIAL PARK
TRANSPACEIFIC SUPPLIERS
RAM FABRICATION
84 LUMBER
VALLEN

MERRITT MIDWAY BUSINESS PARK
3-BUILDING FLEX/LIGHT INDUSTRIAL
10,000 SF AVG. TENANT SIZE

KNIGHTDALE MARKETPLACE EAST
ROSS OFFICEMAX
PETCO
MICHAEL'S

540 WEST
350+ SINGLE-FAMILY HOMES

PALISADES AT LEGACY OAKS
240 APARTMENT UNITS

VIEW AT LEGACY OAKS
304 APARTMENT UNITS

KNIGHTDALE MARKETPLACE WEST
ACADEMY SPORTS
BEST BUY
TJ MAXX
PETSMART

WIDEWATERS COMMONS
LOWES FOODS
PLANET FITNESS

TO DOWNTOWN RALEIGH (±7.1MI)
TO I-440 (±3.3MI)
TO I-87 (±2.6MI)



RDU INDUSTRIAL MARKET

HIGH BARRIERS TO ENTRY SOUTHEAST GROWTH MARKET WITH ROBUST FUNDAMENTALS

The Raleigh-Durham industrial market comprises over 93 million square feet of product and benefits from a deep variety of tenants due to the presence of the North Carolina state government, a highly educated labor force drawn from three (3) Tier-1 research universities and a booming regional population.

One of the most prized markets on the Eastern Seaboard, Raleigh-Durham is approx. 94% leased with more than 4.0 million square feet of positive net absorption in the last 24 months. Regulatory and geographic constraints to development have turbocharged rental rate growth to the tune of +48% (+7.1% CAGR) since 2020.

Knightdale Gateway is situated in the East Wake industrial submarket, including some of the fastest-growing municipalities in the Raleigh-Durham MSA such as Knightdale, Garner, Wendell, and more. **The submarket boasts a remarkable 73.5% increase in Class A asking rental rates since 2020.**

96.1 MSF

INDUSTRIAL INVENTORY

48.4%

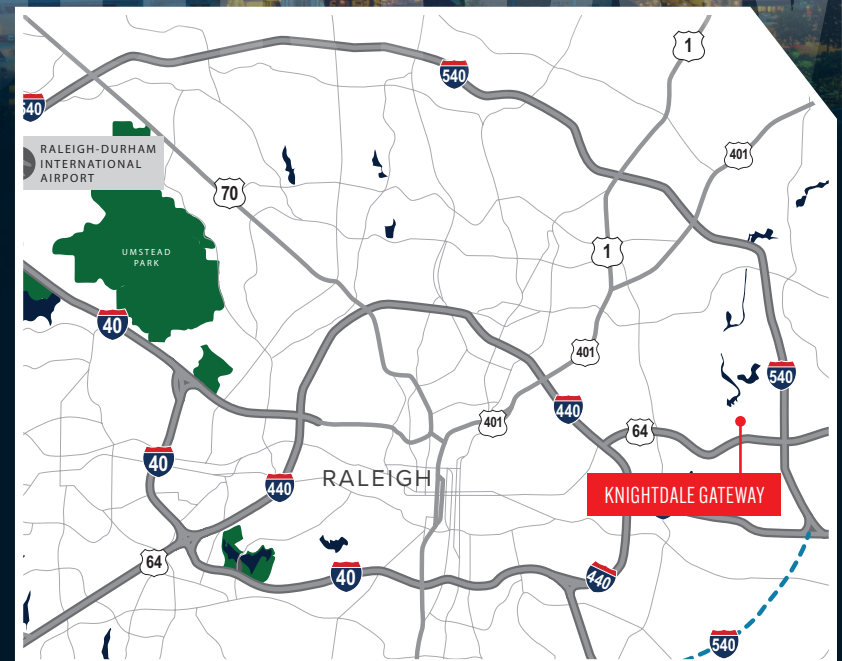
RENT GROWTH
(SINCE 2020)

4.0 MSF

NET ABSORPTION
(PAST 24 MOS)

±94%

OCCUPANCY



KNIGHTDALE GATEWAY

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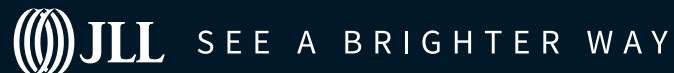
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