



## THE PREMIER GREENVILLE-SPARTANBURG LOGISTICS PORTFOLIO

*Greer, South Carolina*



7-BUILDING, 1.0 MSF CLASS A CORE  
LOGISTICS PORTFOLIO

100% LEASED TO DIVERSE CREDIT-ANCHORED  
TENANCY WITH 4.0 YEARS WALT

ONE-OF-ONE LOCATION AT EPICENTER OF  
MARKET DEMAND DRIVERS

TEASER







# CALIBER RIDGE

On behalf of Ownership, Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for **Caliber Ridge (the "Portfolio")**, a 1.0 million square foot Class A logistics and distribution portfolio positioned at a generational location in the Greenville-Spartanburg, South Carolina MSA. The offering is 100% leased to multiple diverse tenants with 4.0 years of WALT, providing immediate in-place cash flow secured by credit tenancy in Motion Industries (S&P: BBB), Maersk Logistics and Services (S&P: BBB+), and Forward Air, Inc. (NASDAQ: FWRD). Caliber Ridge features a value creation strategy via the mark-to-market of in-place rents +16% below market, complimented by an advantageous rollover schedule that provides access to nearly 90% of the rent roll in the first five (5) years.

Situated at the I-85 / RT-101 interchange at the epicenter of the Greenville-Spartanburg MSA, Caliber Ridge benefits from an irreplicable logistics position directly adjacent to the 8 MSF BMW Group Plant Spartanburg that employs over 11,000 people in Greer, South Carolina. In addition to BMW, other core demand drivers of the metro area include Inland Port Greer and Greenville-Spartanburg International Airport (GSP) which are both located less than five (5) miles from the Portfolio, solidifying Caliber Ridge's niche at the bullseye of the largest industrial and logistics market in South Carolina.

7  
BUILDINGS

1,016,100  
SQUARE FEET

100%  
LEASED

14  
TENANTS

4.0 YEARS  
WALT<sup>(1)</sup>

16.5%  
BELOW MARKET RENTS

<sup>(1)</sup> As of December 1, 2025 Analysis Start





# INVESTMENT HIGHLIGHTS

## EMBEDDED VALUE CREATION STRATEGY SECURED BEHIND EXISTING INVESTMENT-GRADE CASH FLOW

- 100% leased to fourteen (14) diverse tenants including investment-grade users such as Motion Industries (S&P: BBB) and Maersk Logistics and Services (S&P: BBB+)
- 4.0 years of WALT with balanced rollover schedule providing access to nearly 90% of the portfolio within the first five (5) years
- Future value creation with in-place rents approximately 16.5% below market and all Fair Market Value (FMV) tenant renewal options

## BEST-IN-MARKET LOGISTICS LOCATION ADJACENT TO MAJOR MARKET DRIVERS

- Situated at a generational logistics location at the intersection of I-85 and Route 101, adjacent to the \$13.3 billion, 8 MSF BMW Group Plant Spartanburg which employs over 11,000 people
- The Portfolio's highly infill position provides access to the entirety of the Greenville-Spartanburg MSA and its key demand drivers, located less than five (5) miles from both Inland Port Greer and Greenville-Spartanburg International Airport (GSP)
- Regional connectivity to major population centers is driven by proximity to the I-85 corridor, connecting the Portfolio to nearly two (2) million consumers within a 90-minute drive

## RARE DISCOUNT TO REPLACEMENT COST OPPORTUNITY

- Advantageous acquisition basis attributed to irreplaceable one-of-one location that substantially elevates duplication cost premium
- Exceedingly rare opportunity to acquire significant scale of Class A multi-building logistics product at an epicenter-grade location

## INSTITUTIONAL-QUALITY CONSTRUCTION

- Concrete tilt-wall construction with attractive glass lines and modern paint schemes
- 180-260'-deep rear-load configurations
- 30' average clear height paired with ESFR sprinklers
- Multiple storefronts offer future demising flexibility to accommodate a wide range of users with varying suite sizes

## DIVERSIFIED TENANCY WITH STRONG COMMITMENT

- Fourteen (14) international, national and regional tenants representing a mix of five (5) industrial concentrations including manufacturing, logistics and transportation, and industrial equipment
- Single- and multi-tenant configurations with suites ranging from 24,570 – 171,600 square feet with an average tenant size of 72,579 square feet
- Long-term tenant loyalty to Caliber Ridge with a weighted average tenant tenure of 8.6 years





# PORTFOLIO OVERVIEW

ASSET	TOTAL SF	OFFICE SF	OFFICE %	OCCUPANCY %	WALT (YEARS)	# OF TENANTS	CLEAR HEIGHT	DOCK-HIGH	DRIVE-IN	YEAR BUILT	CONSTRUCTION
<b>CALIBER RIDGE 110</b> 110 CALIBER RIDGE DRIVE	156,000	5,717	3.7%	100%	4.6	1	28'	22	1	2014	Tilt-Up Concrete
<b>CALIBER RIDGE 120</b> 120 CALIBER RIDGE DRIVE	156,000	13,356	8.6%	100%	2.4	4	28'	28	3	2015	Tilt-Up Concrete
<b>CALIBER RIDGE 130</b> 130 CALIBER RIDGE DRIVE	156,000	9,986	6.4%	100%	8.3	2	30'	24	1	2015	Tilt-Up Concrete
<b>CALIBER RIDGE 140</b> 140 CALIBER RIDGE DRIVE	156,000	8,251	5.3%	100%	1.2	1	30'	16	1	2015	Tilt-Up Concrete
<b>CALIBER RIDGE 125</b> 125 CALIBER RIDGE DRIVE	126,000	6,390	5.1%	100%	3.9	2	28'	18	4	2007	Tilt-Up Concrete
<b>CALIBER NORTH 2980</b> 2980 GREEN ROAD	94,500	7,344	7.8%	100%	3.4	3	32'	17	2	2018	Tilt-Up Concrete
<b>CALIBER NORTH 2988</b> 2988 GREEN ROAD	171,600	4,313	2.5%	100%	4.1	1	33'	16	1	2017	Tilt-Up Concrete
<b>TOTAL / WTD. AVG</b>	<b>1,016,100</b>	<b>55,357</b>	<b>5.5%</b>	<b>100%</b>	<b>4.0</b>	<b>14</b>	<b>30'</b>	<b>141</b>	<b>13</b>	<b>2014</b>	





85

CALIBER RIDGE 140  
156,000 SF

CALIBER RIDGE 130  
156,000 SF

CALIBER RIDGE 120  
156,000 SF

CALIBER RIDGE 110  
156,000 SF

CALIBER NORTH 2988  
171,600 SF

GREEN ROAD

CALIBER NORTH 2980  
94,500 SF

CALIBER RIDGE 125  
126,000 SF

CALIBER RIDGE ROAD

101

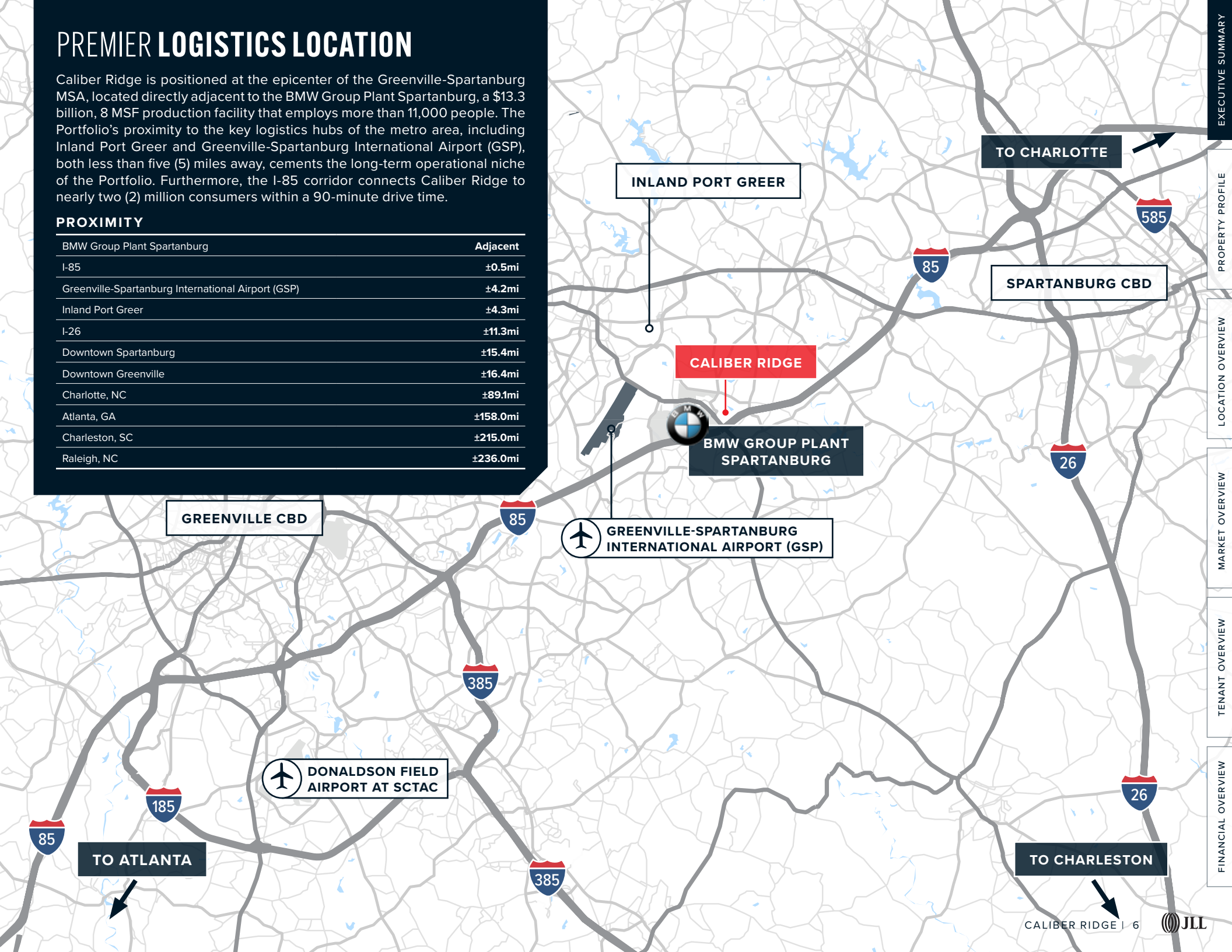


# PREMIER LOGISTICS LOCATION

Caliber Ridge is positioned at the epicenter of the Greenville-Spartanburg MSA, located directly adjacent to the BMW Group Plant Spartanburg, a \$13.3 billion, 8 MSF production facility that employs more than 11,000 people. The Portfolio's proximity to the key logistics hubs of the metro area, including Inland Port Greer and Greenville-Spartanburg International Airport (GSP), both less than five (5) miles away, cements the long-term operational niche of the Portfolio. Furthermore, the I-85 corridor connects Caliber Ridge to nearly two (2) million consumers within a 90-minute drive time.

## PROXIMITY

BMW Group Plant Spartanburg	Adjacent
I-85	±0.5mi
Greenville-Spartanburg International Airport (GSP)	±4.2mi
Inland Port Greer	±4.3mi
I-26	±11.3mi
Downtown Spartanburg	±15.4mi
Downtown Greenville	±16.4mi
Charlotte, NC	±89.1mi
Atlanta, GA	±158.0mi
Charleston, SC	±215.0mi
Raleigh, NC	±236.0mi



EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION OVERVIEW

MARKET OVERVIEW

TENANT OVERVIEW

FINANCIAL OVERVIEW



I-85 / I-185  
INTERCHANGE

TO ATLANTA

GREENVILLE CBD



GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT (GSP)



BMW GROUP PLANT SPARTANBURG  
8 MSF Operations & Production Campus

INLAND PORT GREER



CALIBER RIDGE

TO CHARLOTTE

	15 MIN	30 MIN	60 MIN	90 MIN
Population	71,777	453,174	1,150,000	1,950,000
Median HHI	\$82,965	\$84,270	\$76,951	\$71,685
Unemployment Rate	1.80%	2.50%	2.60%	2.70%
Bachelor's Degree	22.5%	23.6%	21.2%	19.4%





# GREENVILLE-SPARTANBURG INDUSTRIAL MARKET

The Greenville-Spartanburg industrial market comprises over 268 million square feet of product and benefits from a top-ranked business climate, a world-class research environment and a pro business government. The market has exhibited strong demand over the past 24 months, posting over 13 million square feet of positive net absorption. Moreover, occupancy has remained robust, averaging 94.7% over the past ten (10) years.

Rental rates have increased by nearly 41% since 2020 due to consistently low vacancy, rising construction costs and lack of infill, cost-effective development sites.

**268.4 MSF**  
INVENTORY

**94.7%**  
OCCUPANCY  
(10-YR AVG)

**13.1 MSF**  
NET ABSORPTION  
(PAST 24 MOS)

**40.9%**  
RENTAL RATE GROWTH  
(SINCE 2020)



# DIVERSE TENANT PROFILE

## ANCHORED BY WORLD-CLASS USERS

Caliber Ridge is 100% leased to fourteen (14) international, national and regional tenants representing a diversified industry mix oriented around manufacturing, logistics and industrial equipment. Current tenants range in size between 24,570 and 171,600 square feet with an average size of 72,579 square feet, with a varied mix of single- and multi-tenant configurations.

Moreover, tenant loyalty to Caliber Ridge has remained categorically strong, with a weighted average tenant tenure of 8.6 years. Users are attracted to the Portfolio for its exceptional infill location and demonstrate long-term commitment to the spaces.

## KEY PORTFOLIO TENANTS:



### IRON MOUNTAIN INFORMATION MGMT

Caliber Ridge 125 | Suite 300 | 45,000 SF  
Parent: Iron Mountain, Inc. (NYSE: IRM)  
S&P: BB-



### MOTION INDUSTRIES

Caliber North 2980 | Suite 300 | 34,020 SF  
Parent: Genuine Parts Co (NYSE: GPC)  
S&P: BBB | Moody's: Baa1



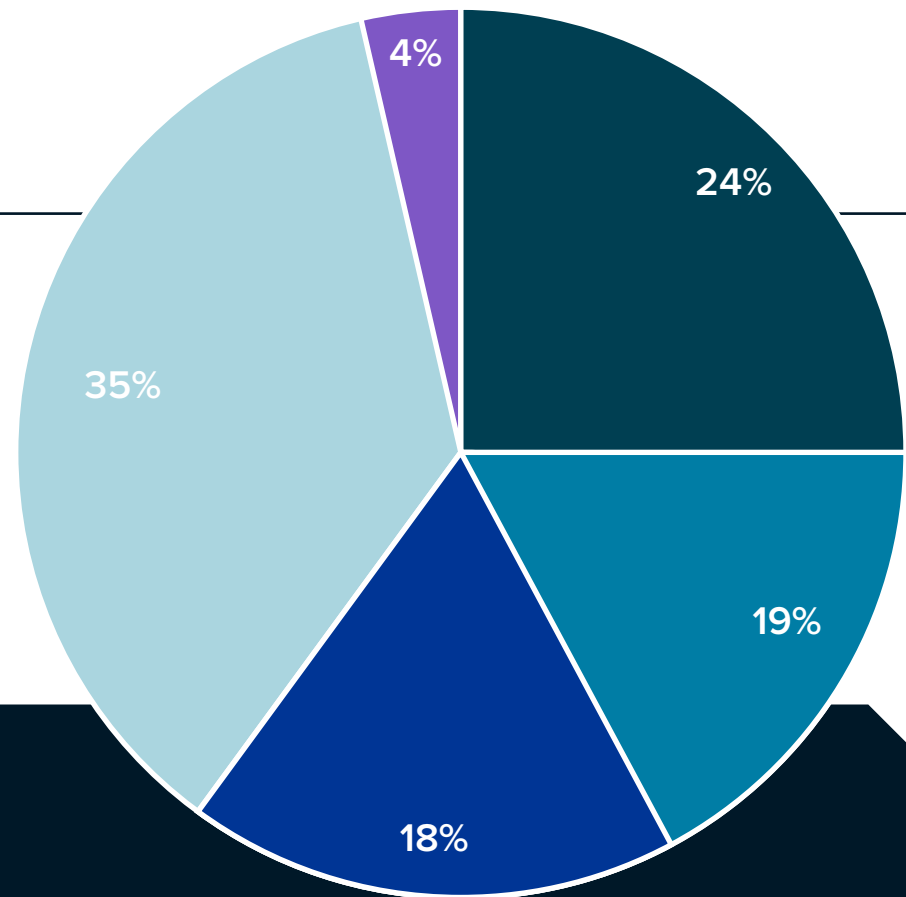
### FORWARD AIR, INC

Caliber North 2988 | Suite 100 | 35,910 SF  
NASDAQ: FWRD



### PILOT AIR FREIGHT, LLC

Caliber Ridge 120 | Suite 122 | 31,200 SF  
Parent: A.P. Moller-Maersk  
S&P: BBB+







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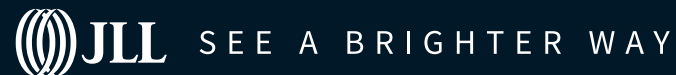
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