



BLANKENBAKER STATION PORTFOLIO

BUILDINGS I & II

TWO, CLASS A ASSETS
IN LOUISVILLE, KY

BUILDING I – PACKSIZE INTERNATIONAL

BUILDING II - AMAZON

PLANTSIDE DR.

390,000 TOTAL
SQUARE FEET

TWO, STATE-OF-THE-ART
DISTRIBUTION FACILITIES

100% LEASED TO TWO TENANTS

8.5 YEARS WALT

EAST SUBMARKET OF
LOUISVILLE MSA

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THE OFFERING

Jones Lang LaSalle ("JLL"), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in the Blankenbaker Station Portfolio (the "Properties", the "Portfolio", or the "Offering"), two Class A distribution facilities totaling 390,000 square feet located in Louisville, KY. Both assets feature 32' clear height, fully circulating truck courts with ample loading capacity, and Class A office finish. The Portfolio is 100% leased to two tenants, Amazon and Packsize International, who are deeply entrenched in their respective facilities and the Louisville market as a whole. Building I represents Packsize's "Innovation Center", which houses a variety of the company's major business functions including the manufacturing of right-sized packaging machines, refurbishment, R&D, and more. Amazon opened Louisville's first sub-same-day distribution center from Building II (SKY2), one of only ~50 similar facilities in North America, serving the greater Louisville market. The investment-grade credit backed tenant plans to add its grocery and pharmacy services into the facility as well, which will include a licensed pharmacy area and temperature-controlled space.

Positioned in the East submarket of Louisville, the Portfolio benefits from a central location with access to highway, air, and rail transportation infrastructure. Additionally, the East submarket is proximate to Louisville's more affluent residential neighborhoods, providing exposure to the market's skilled labor pool and ideal for Amazon's distribution operations. Louisville has emerged as a top-tier Midwest industrial market that consistently posts sub-5% vacancy rates and is insulated from over supply due to a lack of available land and topographical challenges, increasing the market's barriers to entry. The Blankenbaker Station Portfolio offers investors high quality, stabilized Class A product in the tight Louisville industrial market.

TRANSACTION SUMMARY

NUMBER OF PROPERTIES	2
TOTAL PORTFOLIO SF	390,000
YEAR BUILT	2024
CLEAR HEIGHT	32'
TENANTS	Building 1: Packsize (240,000 SF) Building 2: Amazon (150,000 SF)
OCCUPANCY	100%
WALT (YRS.)	8.5
AVG. ANNUAL ESCALATIONS	3.6%



PORTFOLIO SUMMARY

PROPERTY NAME	ADDRESS	LOCATION	SQUARE FEET	% OCCUPIED	TENANT	WALT	YEAR BUILT	OFFICE FINISH	CLEAR HEIGHT	DOCK HIGH	GRADE LEVEL
BUILDING I	13101 Plantside Dr.	Louisville, KY	240,000	100%	Packsize International	8.5	2024	9.7%	32'	18	2
BUILDING II	13051 Plantside Dr.	Louisville, KY	150,000	100%	Amazon	8.5	2024	3.8%	32'	16	2
TOTAL / WAV			390,000	100%		8.5	2024	7.4%	32'	34	4



BUILDING I



BUILDING II

LOCATION OVERVIEW

OUTSTANDING REGIONAL CONNECTIVITY FROM CENTRAL U.S. LOCATION

Positioned in the East submarket of the Louisville MSA, the Blankenbaker Station Portfolio offers a strategic location within a 20-minute drive of America’s most critical transportation infrastructure. This premier position provides tenants with unparalleled access to major metropolitan areas throughout the Midwest and East Coast via Louisville’s extensive network of highway, air, and rail transportation nodes.

I-64 (2.5 MILES, 5 MINUTES)

With immediate proximity to I-64, the Portfolio provides exceptional east-west logistical access. This crucial interstate connects Louisville directly to St. Louis to the west and Lexington to the east, offering a direct artery for distribution into the Mid-Atlantic and Eastern Seaboard.

I-265 (4.0 MILES, 8 MINUTES)

The Portfolio’s direct access to I-265, Louisville’s primary outer beltway, allows for efficient transit around the metro area. This interstate loop connects all of the region’s major highways, including I-64, I-65, and I-71, enabling rapid distribution in every direction.

UPS WORLDPORT (18 MILES, 30 MINUTES)

The UPS worldwide air cargo hub is the largest fully automated package handling facility in the world, making the Louisville International Airport the 6th largest cargo airport globally. Serving over 300 inbound and outbound flights daily, this facility is a major demand driver for logistics users in the Louisville market.

CSX INTERMODAL (20 MILES, 30 MINUTES)

This 34-acre intermodal terminal serves both domestic and international freight, providing vital rail lift services six days a week. Its capabilities are essential for tenants requiring efficient, cost-effective multimodal distribution across the country.



INVESTMENT HIGHLIGHTS

STABILIZED RENT ROLL WITH ANNUAL INCOME GROWTH AND DEEPLY ENTRENCHED TENANCY

100%
Leased

8.5 Years
WALT

3.6%
Avg. Annual
Rent Escalations

PACKSIZE INTERNATIONAL - INNOVATION CENTER

- Packsize relocated from a nearby facility on Technology Drive and consolidated manufacturing operations from Sweden into its new “Innovation Center” in Building I, representing a significant investment into the Company’s Louisville footprint.
- The tenant utilizes this facility as a major manufacturing center for its right-sized packaging machines, refurbishment of legacy machines built in Sweden, R&D of new prototypes, and more.
- In addition to a high quality office housing ~200 employees, the Property features two main production floors served by two, 3.3-ton cranes.



BUILDING I - PACKSIZE

AMAZON - SUB-SAME-DAY DELIVERY STATION

- Building II represents Amazon’s first sub-same-day delivery station in the Louisville market, delivering e-commerce products directly to consumers. The facility is one of about 50 similar locations in North America and is designed to process and deliver tens of thousands of orders daily.
- The facility uses a large conveyor system and hundreds of fully autonomous robots to move incoming products through pick and packing stations, to sortation, and dispatch. Amazon has invested a significant amount of capital into the building infrastructure, totaling an estimated \$25 million.
- Amazon is adding pharmacy and grocery operations to this facility’s output. The fully-licensed pharmacy will house two pharmacists and distribute prescription drugs directly to patients. To support the new grocery operation, the tenant plans to add seven box-in-box coolers and increase its power capacity. All of these improvements will be paid for by Amazon.



BUILDING II - AMAZON

INVESTMENT HIGHLIGHTS

CLASS A INDUSTRIAL PRODUCT WITH MODERN LOGISTICS FEATURES

- With an average vintage of 2024, the Portfolio is comprised of two assets totaling 390,000 square feet of modern logistics product.
- Each site plan features ample parking and provides investors with flexibility to demise down to multi-tenant formats if in-place tenants were to vacate.
- Heightened replacement costs have muted industrial development pipelines across the country. That restriction, coupled with uncertainty surrounding potential hard cost increases driven by tariffs, insulates these assets from dramatic increases in future supply.

Portfolio Spec Highlights

2024	32'	7.4%
Average Vintage	Clear Height	Office Finish

Above-Standard Improvements

Building I	Building II
Two, 3.3-ton cranes serving two manufacturing production lines	Full-A/C warehouse, seven box-in-box coolers, Amazon robotics sortation floor



INVESTMENT HIGHLIGHTS

SUPPLY CONSTRAINED, BUSINESS PARK SETTING WITH LIMITED CLASS A COMPETITION

- The Portfolio is strategically located in Blankenbaker Station, a Class A, multi-use business park in metro Louisville. It is located directly east of Bluegrass Commerce Park, the largest industrial park in the state of Kentucky.
- Located only 15-minutes from the downtown Louisville and the Louisville International Airport, Blankenbaker Station offers users direct access to the I-64 interchange, proximity to TARC bus lines, and nearby amenities to serve a large employee base.

Blankenbaker Station & Bluegrass Commerce Park - Class A Fundamentals

3.5	0 SF	3,5%
MSF	Under Construction	Vacancy Rate



PROPERTY OVERVIEW - BUILDING I

ADDRESS	13101 Plantside Dr.
LOCATION	Louisville, KY
SIZE (SF)	240,000
YEAR BUILT	2024
CONSTRUCTION TYPE	Pre-Cast
NUMBER OF TENANTS	1
% LEASED	100%
LAND AREA (ACRES)	19.9
SITE COVERAGE	27.7%
% OFFICE	9.7%
LOADING	Rear load
DOCK HIGH	18
DRIVE IN	2
TRAILER PARKING	37
CEILING CLEAR HEIGHT	32'
TRUCK COURT DEPTH	135'
AUTO PARKING	190
ROOF SYSTEM	45 mil TPO with R-20 insulation
ROOF WARRANTY	Exp. 2038
LIGHTING	LED
SPRINKLER SYSTEM	ESFR



PROPERTY OVERVIEW - BUILDING I



PROPERTY OVERVIEW - BUILDING II

ADDRESS	13051 Plantside Dr.
LOCATION	Louisville, KY
SIZE (SF)	150,000
YEAR BUILT	2024
CONSTRUCTION TYPE	Pre-Cast
NUMBER OF TENANTS	1
% LEASED	100%
LAND AREA (ACRES)	9.7
SITE COVERAGE	35.6%
% OFFICE	3.8%
LOADING	Rear load
DOCK HIGH	16
DRIVE IN	2
TRAILER PARKING	0
CEILING CLEAR HEIGHT	32'
TRUCK COURT DEPTH	135'
AUTO PARKING	174
ROOF SYSTEM	45 mil TPO with R-20 insulation
ROOF WARRANTY	Exp. 2038
LIGHTING	LED
SPRINKLER SYSTEM	ESFR



PROPERTY OVERVIEW - BUILDING II

