

THE PRESS

252K SF STATE-OF-THE-ART INFILL INDUSTRIAL ASSET 100% LEASED TO INVESTMENT GRADE TENANT

RALEIGH-DURHAM, NORTH CAROLINA CSA





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100% LEASED, HIGHLY-ADAPTABLE FACILITY IN PREMIER RALEIGH-DURHAM INDUSTRIAL MARKET

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for **The Press (the "Property")** - a 252,465 square foot newly-renovated industrial facility situated in the high-barrier-to-entry Raleigh-Durham industrial market. The asset is 100% leased to Park Communications, LLC ("Park Communications"), with parent guaranty from investment grade parent, The Pokémon Company International. The lease features 10.3 years of remaining lease term with strong 3.50% contractual annual escalations. Park Communications operates as a subsidiary of The Pokémon Company International which reported 2024 annual revenue of \$1.9B USD. Currently occupying over 780k square feet in the immediate market area, Park Communication's newly renovated space at The Press solidifies their enduring commitment to the Raleigh-Durham market. Located in Raleigh-Durham, one of the top industrial markets in the nation, within the South Wake industrial submarket, the Property is within four (4) miles of the Raleigh-Durham International Airport (RDU) and benefits from strong connectivity to major interstate thoroughfares including I-40, I-85, and I-95. Additionally, the South Wake industrial submarket features 96% 10-year average occupancy and has experienced 45.7% rent growth (+6.5% CAGR) since 2020.

Originally constructed in 1990 for Oxford University Press, the Property has been transformed into a highly-functional logistics facility while preserving the essential infrastructure allowing for maximum versatility. The highly adaptable facility features expansive open spaces for manufacturing and distribution activities with ample extensive loading while upgraded water and electrical capabilities in tandem with exquisitely updated modern amenity spaces would support future tenant uses. **Overall, The Press offers investors the opportunity to acquire a best-in-class, highly-capable industrial facility in one of the highest barriers to entry industrial markets in the country with long-term, stable cash flow and investment grade tenancy with strong 3.50% annual escalations.**

INVESTMENT SUMMARY

Address	2001 Evans Road Cary, North Carolina 27513
Year Built / Expanded	1980 / 1995 / 2005
Year Renovated	2024 / 2025
Rentable Building Area	
Warehouse	184,260 (73.0%)
Office	68,205 (27.0%)
Total	252,465 SF
Clear Height	25'-40"
Occupancy	100%
Tenant	Park Communications, LLC
Guarantor	The Pokémon Company International
Lease Term Remaining¹	10.3 Years
Annual Escalations	3.50%
Year 1 NOI¹	\$3,920,356

¹Assumes 2/1/2026 Analysis Start



LONG-TERM, STABLE CASH FLOW BACKED BY INVESTMENT GRADE CREDIT

COMMITTED TENANCY WITH CONSISTENT SUSTAINABLE YIELD

- 100% leased to Park Communications, LLC with 10.3 years of remaining term and 3.50% annual escalations
- Park Communications operates as a subsidiary of The Pokémon Company International, a Japanese company responsible for brand management, production, marketing, and licensing of the Pokémon franchise that reported \$1.9B USD revenue (2024)
- Park Communications' 780k+ SF in the thriving Raleigh-Durham market demonstrates both tenant stability and confidence in the region's continued growth

HIGHLY FUNCTIONAL FACILITY WITH ABOVE-STANDARD CAPABILITIES

- Upgraded water and electrical capacity - one (1) 2500KvA & two (2) 500kvA transformers to allow for up to 8000A of power, based on tenant requirements
- 25'-40' clear heights
- 60 mil TPO roof under manufacturer warranty (exp. 2043)
- New, modern lobby featuring high ceilings and contemporary finishes
- Outdoor amenity space with a large seating and grill area

HIGHLY-INFILL, RTP-ADJACENT LOCATION

- Immediate connectivity to Research Triangle Park (RTP) (15 minutes), the largest scientific research park in the United States, allowing the Property to seamlessly cater to multiple uses including industrial and manufacturing users
- Easy access to major transportation thoroughfares including I-40, I-85, and I-540, connecting the Property to every corner of the Raleigh-Durham region
- Direct access to Raleigh Durham International Airport (RDU) (9 minutes)

RALEIGH-DURHAM: HIGH-BARRIER-TO-ENTRY INDUSTRIAL MARKET

- Raleigh-Durham continues to bolster its position as one of the most sought-after, high-performing industrial markets in the Southeast behind robust net absorption and rent growth
- Strong continued rental rate growth due to a substantial supply-demand imbalance with asking rates increasing by more than 48% since 2020 (+6.8% CAGR)
- 97.1% average 10-year occupancy rate represents enduring tenant demand for the economically resilient region



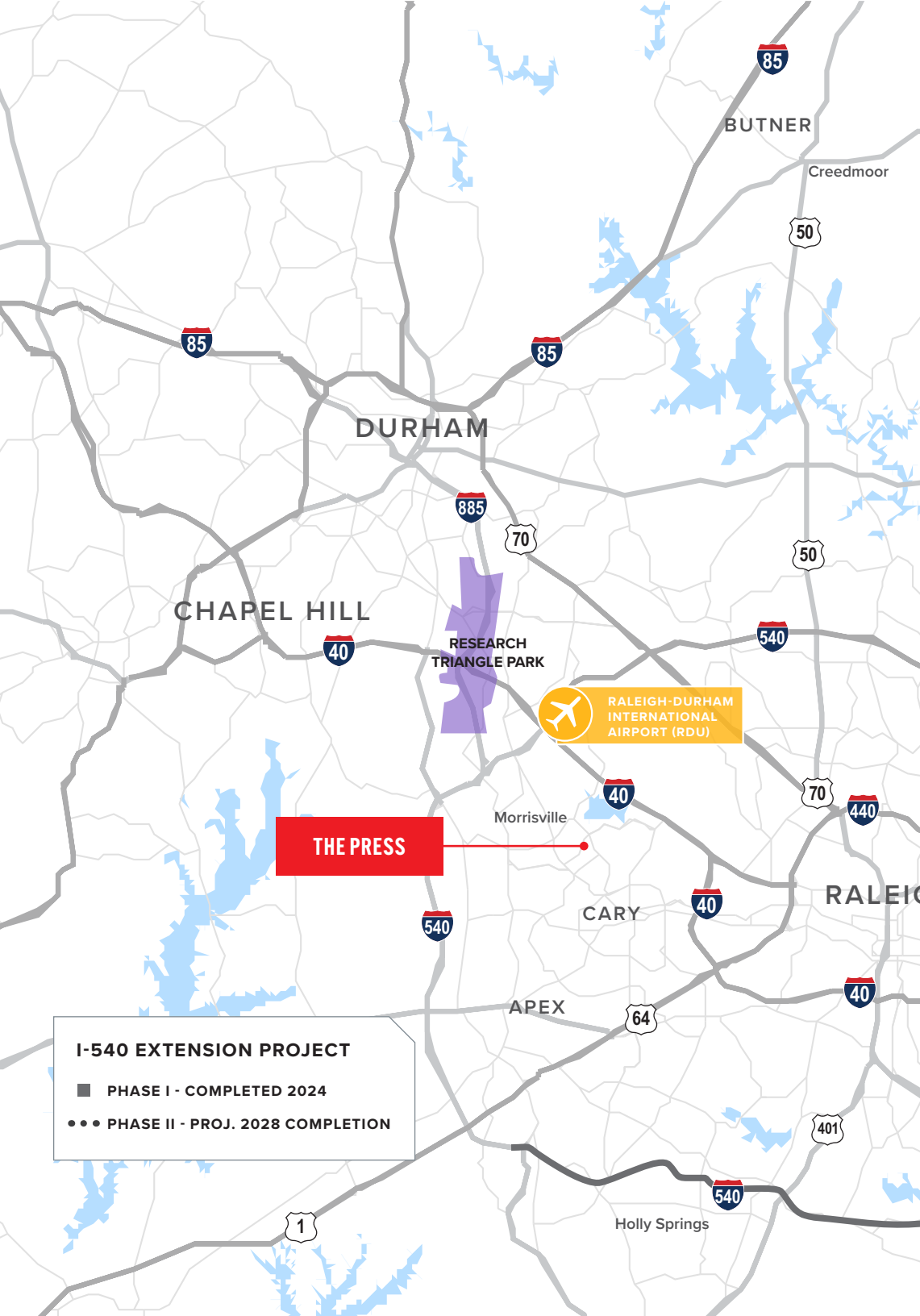
ADAPTABLE DESIGN FEATURES

Newly-renovated asset with rear-load configuration

Open floorplans, upgraded water and electrical capacity, and extensive loading areas

25'-40' clear height, LED lighting, ESFR fire suppression

Abundant auto parking to accommodate a wide variety of tenant uses



RTP-ADJACENT LOCATION

- Strategically positioned less than a 15-minute drive from both Raleigh Durham International Airport (RDU) and Research Triangle Park (RTP), the largest dedicated scientific research park in the United States
- Situated less than three (3) miles from I-40, the Property benefits from outstanding regional connectivity via a network of major interstates such as I-540, I-885 and I-85 - the industrial backbone of the Southeast

PROXIMITY

I-40	±2.6mi
Raleigh-Durham Int'l Airport (RDU)	±4.0mi
I-540	±5.3mi
I-440	±7.7mi
Research Triangle Park (RTP)	±8.0mi
I-885	±8.5mi
Raleigh CBD	±12.3mi
Durham CBD	±16.5mi
I-85	±16.6mi

I-540 EXTENSION PROJECT

- PHASE I - COMPLETED 2024
- PHASE II - PROJ. 2028 COMPLETION

RALEIGH-DURHAM INDUSTRIAL MARKET

HIGH-BARRIER-TO-ENTRY SOUTHEAST GROWTH MARKET WITH ROBUST FUNDAMENTALS

The Raleigh-Durham industrial market comprises over 96 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 seven (7) million square feet of positive net absorption in the last 36 months. Regulatory and geographic constraints to development have turbocharged rental rate growth by more than 48% (+6.8% CAGR) since 2020.

96.1 MSF

INDUSTRIAL INVENTORY

± 94%

OCCUPANCY

7.4 MSF

NET ABSORPTION
(PAST 36 MOS)

48.4%

RENT GROWTH
(SINCE 2020)

The Property is situated in the emerging and high-performing Southwest Wake industrial submarket. Comprising 22.8 MSF that sports a 96.8% 10-year average occupancy, the submarket boasts a substantial 49.0% increase in average asking rental rates since 2020 and provides a comfortable entry point to the booming Raleigh-Durham industrial market at a strong distribution location at the epicenter of growth.





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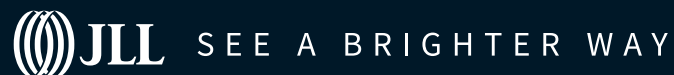
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