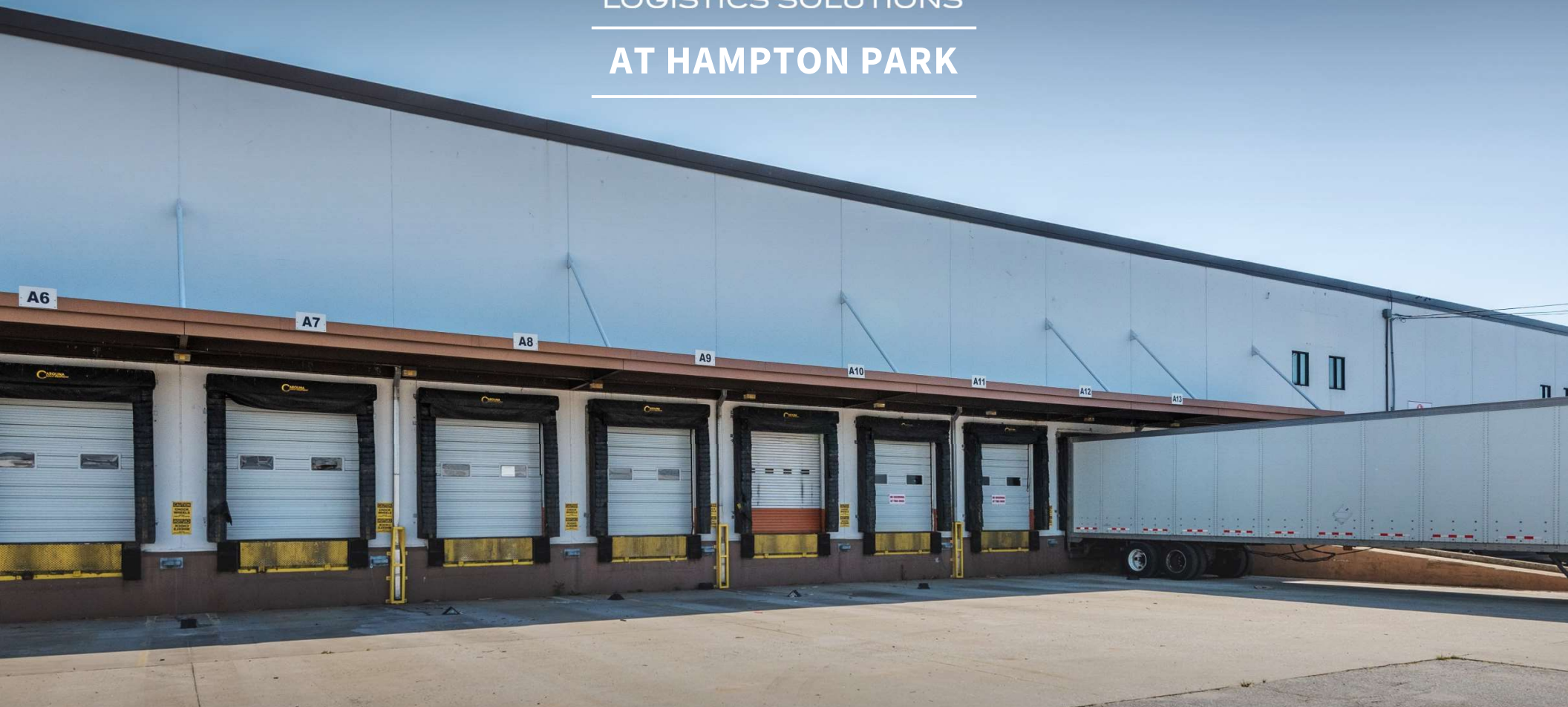


Greenville-Spartanburg, South Carolina MSA



SUNLAND
LOGISTICS SOLUTIONS

AT HAMPTON PARK



ABSOLUTE NET
SALE LEASEBACK OPPORTUNITY

785,476 SF, 3-BUILDING
INDUSTRIAL FACILITY

BELOW REPLACEMENT COST
ACQUISITION WITH DEVELOPMENT
UPSIDE

TEASER





SUNLAND LOGISTICS SOLUTIONS

±785,476 SF ABSOLUTE NET SALE LEASEBACK TO LEADING HIGH-GROWTH 3PL

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for the sale leaseback of **Hampton Park (the “Property”)** – a three (3)-building, ±785,476 SF industrial park located in Greenville-Spartanburg, South Carolina. Operated by **Sunland Logistics Solutions, Inc. (the “Tenant” or “Sunland”)**, the opportunity is being offered under a proposed ten (10) or twelve (12)-year Absolute Net lease structure with 3.00% annual escalations and multiple Fair Market Value (FMV) renewal options.

Headquartered in Greenville-Spartanburg, South Carolina, Sunland is a leading third-party logistics (3PL) firm specialized in the implementation of state-of-the-art supply chain innovations and advanced logistics processes for world-class clientele. Occupying and managing over four (4) million square feet of warehouse space across the US with an entrenched presence in the Greenville-Spartanburg market, Sunland boasts a rapidly expanding coast-to-coast network to offer best-in-class order fulfillment, shipping and inventory management services.

At Hampton Park, Sunland operates as the logistics and distribution partner for multiple creditworthy Fortune 500 companies across diverse industry sectors. The facility supports major blue-chip retail, consumer goods, and beverage industry leaders. Hampton Park's largest operational focus centers on supply chain management for rapidly growing consumer beverage brands within high-growth market segments that have demonstrated exceptional double-digit growth rates. The facility plays a critical role in supporting nationally recognized consumer brands with significant market presence.

ABSOLUTE NET LEASE
WITH 3.00% ANNUAL ESCALATIONS

TOP 100 3PL
INBOUND LOGISTICS MAGAZINE (2025)

**BELOW REPLACEMENT
COST ACQUISITION**

INVESTMENT SUMMARY

ADDRESS	2819 Wade Hampton Blvd Taylors, South Carolina 29687
Total Building Area	±785,476 SF
Usable Building Area	±647,635 SF
Occupancy	100.0%
Tenant/Guarantor	Sunland Logistics Solutions, Inc.
Lease Structure	Absolute Net
Commencement	At Closing
Lease Term	10-12 Years
Year 1 NOI	\$2,824,894 (\$4.36/Usable SF)
Annual Escalations	3.00%
Renewal Options	Two (2), 5-year FMV

INVESTMENT HIGHLIGHTS

ABSOLUTE NET LEASE WITH STRONG ANNUAL RENT ESCALATIONS

- Proposed **ten (10) or twelve (12)-year lease** term
- **Absolute Net lease** structure eliminates capital expenditures and cost of ownership throughout the life of the lease
- **3.00% annual escalations** with multiple Fair Market Value (FMV) renewal options

LEADING 3PL WITH PROVEN GROWTH AND STICKY TENANCY

- Sunland Logistics Solutions, Inc. (the “Tenant” or “Sunland”) is a leading national third-party logistics (3PL) provider with coast-to-coast operations and a top-line revenue exceeding \$88.7M (FY 2025)
- Serving investment grade contracts from the facility with multiple Fortune 500 retailers and consumer goods companies
- Headquartered in Greenville-Spartanburg, SC, Sunland currently maintains five (5) locations totaling approximately 2.5 MSF across the market
- Sunland has operated for over six (6) years at the Property and has completed a number of capital improvements since acquisition including the installation of ESFR sprinklers, systematic roof replacement and paving, among others

BELOW REPLACEMENT COST ACQUISITION WITH DEVELOPMENT UPSIDE

- Development opportunity on 44.90-acre site with capacity for Building A expansion and additional industrial building construction
- Built-in value with acquisition below today’s construction costs in a tight market with strong demand and rising rents

PRIME LOGISTICS AND DISTRIBUTION LOCATION

- Situated less than four (4) miles from the I-385, providing connectivity to I-26 and the I-85 super corridor that connects the MSA to major markets including Richmond, Raleigh-Durham, Greensboro, Charleston, Charlotte and Atlanta
- Located within ten (10) miles of Inland Port Greer, offering straight-shot cargo rail capabilities to the Port of Charleston, Greenville-Spartanburg International Airport (GSP) and the BMW Manufacturing facility

FUNDAMENTALLY STRONG INDUSTRIAL MARKET

- Comprised of over 268 million square feet of industrial inventory, the Greenville-Spartanburg market has continued to draw demand from top owners and users, posting nearly 13.3 MSF of net absorption since Q1 2024
- Strong continued rental rate growth with asking rates increasing 41.4% since 2020
- 94.7% 10-year average occupancy rate represents enduring tenant demand for one of the largest logistics and distribution hubs in the Southeast





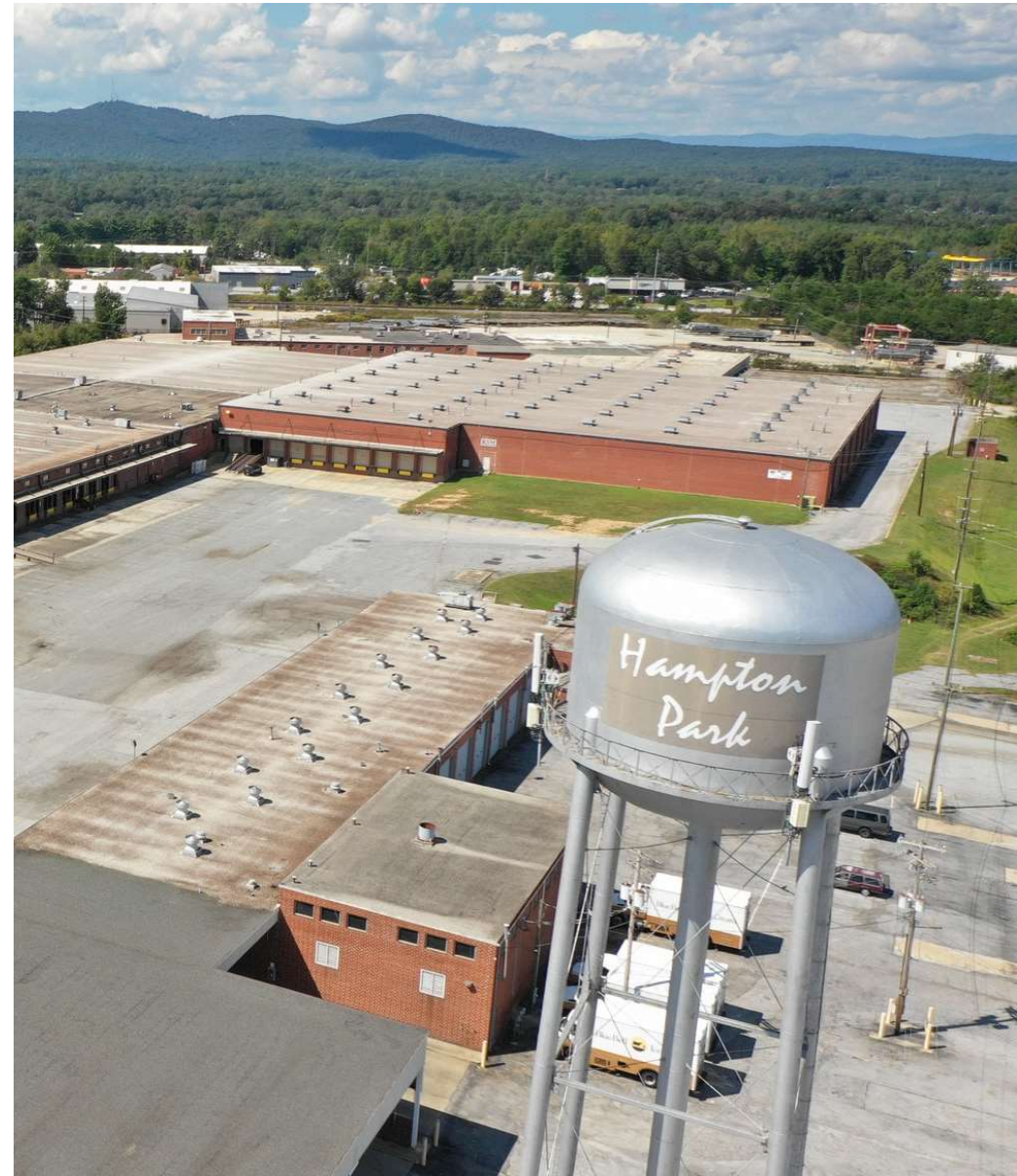
SUNLAND LOGISTICS SOLUTIONS

Founded 1982, Sunland Logistics Solutions (“Sunland”) is a leading third-party logistics (3PL) provider with a rapidly expanding footprint of distribution and logistics facilities across the United States. Operating over four (4) million square feet of warehouse facilities from California to Chicago to Charleston, the Upstate South Carolina-headquartered firm has grown exponentially by partnering with world-class clientele and providing state-of-the-art supply chain innovations and advanced logistics processes.

Sunland specializes in supporting a multitude of industries such as e-commerce distributors, consumer goods retailers, healthcare providers, automotive manufacturers, advanced manufacturing and industrial users, and chemical production and pharmaceuticals manufacturers. Consistently ranked as a Top 100 3PL by Inbound Logistics, Sunland’s best-in-class logistics expertise and practices have helped countless clients unlock additional value potential throughout their supply chains.

SUNLAND LOGISTICS AT A GLANCE

- Founded and headquartered in Simpsonville, South Carolina
- Operates five (5) facilities in the Greenville-Spartanburg market
- 3PL provider for name-brand, world-class clientele across its platform
- **Hampton Park:** Logistics facility designed to warehouse goods and provide order fulfillment



LOCATION OVERVIEW

Situated directly along US-29, Hampton Park features strong connectivity to the Greenville-Spartanburg market’s primary demand drivers including I-85, the commercial and industrial backbone of the Southeast, the BMW Manufacturing facility, two (2)-turn access to Inland Port Greer, and the Greenville-Spartanburg International Airport (GSP). The Property is located four (4) miles from I-385 and 6.4 miles from I-85, providing access to prominent Sun Belt markets including Atlanta, Charlotte, Charleston, Greensboro, Raleigh and Richmond.

Positioned equidistant from Atlanta and Charlotte on the I-85 super corridor, the economic backbone of the Southeast, Greenville-Spartanburg’s rise to prominence has been motivated by substantially lower labor costs, a major presence of advanced auto and aerospace manufacturing and an amicable, business-friendly regulatory and administrative environment.

PROXIMITY TABLE

I-385	±3.8mi
I-85	±6.4mi
I-185	±6.5mi
GSP Int'l Airport	±9.4mi
Inland Port Greer	±10.5mi
BMW Group Plant Spartanburg	±10.9mi
I-26	±11.4mi
Charlotte CBD	±20.6mi
Atlanta CBD	±138.0mi
Port of Charleston	±211.0mi



GREENVILLE-SPARTANBURG, SOUTH CAROLINA

A FUNDAMENTALLY RESILIENT INDUSTRIAL MARKET

The Greenville-Spartanburg Industrial Market offers an advantageous supply chain position, highly skilled workforce, low cost of operations and a pro-business government. Comprised of 268.4 million square feet of space, the well-located industrial market has seen average asking rents increase by 41.5% since 2020 (+5.9% CAGR) while historical occupancy remains steady, averaging 94.7% over the past ten (10) years as distribution and manufacturing users continue to expand South down the I-85 super corridor.

The market continues to experience an influx of world-class industrial users including BMW, Michelin, Mitsubishi, Adidas, Lowe's, Techtronic Industries and Amazon, among many others. Since the onset of COVID-19, economic announcements in the MSA have totaled over \$8 billion and brought more than 15,650 new jobs to the region, demonstrating a deep and lasting desire by major users to relocate commercial and logistics operations to the market.

GREENVILLE-SPARTANBURG INDUSTRIAL MARKET SNAPSHOT

268.4 MSF
Total Inventory

94.7%
Occupancy
(10-Yr Avg)

41.4%
Rent Growth
(Since 2020)

Moreover, the Greer / Airport / Pelham Rd submarket is one of the most sought-after submarkets in the Greenville-Spartanburg market, offering seamless access to some of the biggest demand drivers in South Carolina, including Greenville-Spartanburg International Airport (GSP) and Inland Port Greer. This has resulted in rental rates increasing by 55.1% since 2020 (+7.6% CAGR) while occupancy has tightened to 96.3% over the past ten (10) years.

GREER / AIRPORT / PELHAM INDUSTRIAL SUBMARKET SNAPSHOT

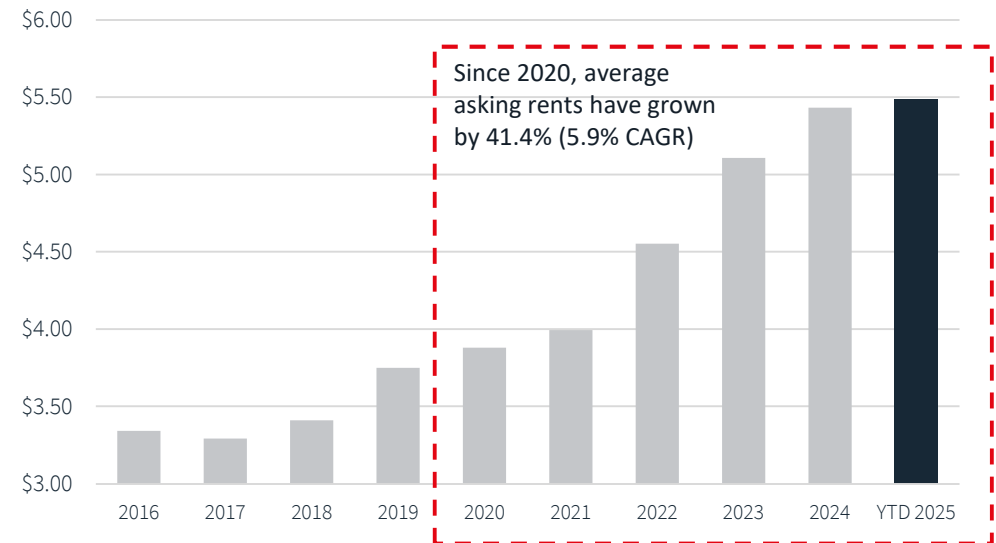
22.2 MSF
Total Inventory

96.3%
Occupancy
(10-Yr Avg)

55.1%
Rent Growth
(Since 2020)

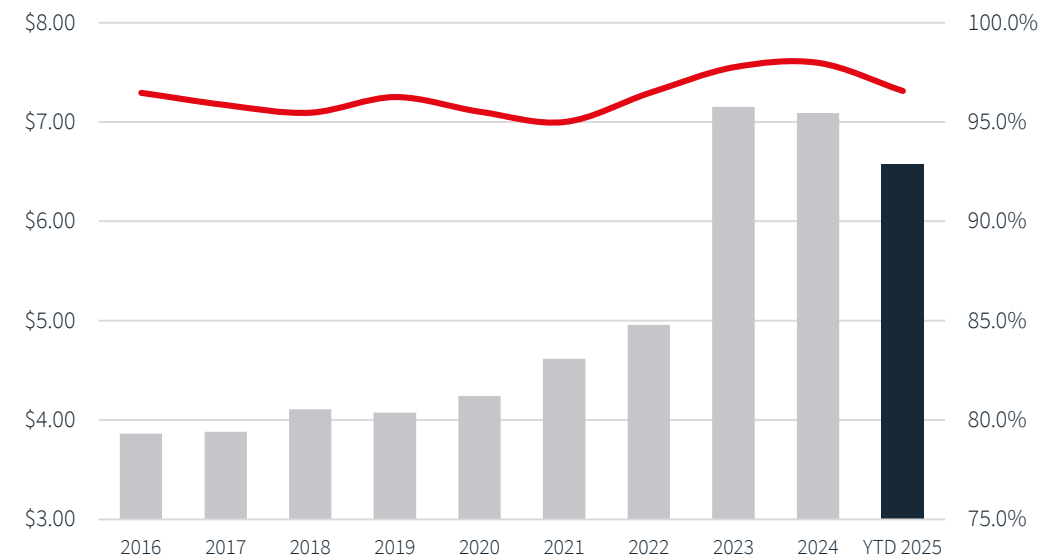
AVERAGE NNN ASKING RENTS

GREENVILLE-SPARTANBURG INDUSTRIAL MARKET (2016-YTD 2025)



AVERAGE NNN ASKING RENTS vs AVERAGE OCCUPANCY

GREER / AIRPORT / PELHAM INDUSTRIAL SUBMARKET SNAPSHOT (2016-YTD 2025)





SUNLAND

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