



A

B

E. COUNTY RD. 400 N

RONALD REAGAN PKWY

PARK 74

COMMERCE CENTER

9600 & 9822 E 400 N
BROWNSBURG, IN

**826,687 SQUARE FEET 100%
LEASED TO THREE TENANTS**

**9.1 YEARS WALT WITH
INVESTMENT GRADE CREDIT EXPOSURE
AND 3.28% AVG. ESCALATIONS**

**13+ MSF OF 2025
ABSORPTION IN INDIANAPOLIS
INDUSTRIAL MARKET**

THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to offer for sale the fee simple interest in Park 74 Commerce Center (the “Offering”, the “Properties”, or the “Portfolio”), two, Class A industrial assets totaling 826,687 square feet, located in Brownsburg, IN (Indianapolis MSA). The Portfolio is 100% leased to three unique tenants with 9.1 years WALT and 3.28% annual rent escalations. This Offering provides future ownership with a stabilized, growing cash flow backed by entrenched tenants with investment grade credit exposure, and Class A product at scale in the flourishing Indianapolis industrial market.

Park 74 Commerce Center users enjoy immediate access to I-74 via Ronald Reagan Pkwy., connecting tenants to the greater Indianapolis MSA and the central Midwest’s robust highway infrastructure. Additionally, the recently completed Ronald Reagan Pkwy. extension has meaningfully eased the flow of truck traffic in the area and has further encouraged industrial demand in the area. Overall, the Indianapolis industrial market’s central location has fueled robust demand last year, with over 13 million square feet of net absorption in 2025—including 7.2 million square feet in Q4 alone—ranking 5th overall among all U.S. markets.

Portfolio Summary

| | |
|-----------------------|--|
| # OF ASSETS | 2 |
| TOTAL SF | 826,687 |
| VINTAGE | 2024 |
| AVG. CLEAR HEIGHT | 38' |
| TENANTS | Building A: Saint Gobain Abrasives (S&P: BBB+), Broad Ocean Motor Co. Building B: Trioworld |
| OCCUPANCY | 100% |
| WALT | 9.1 |
| AVG. ANNUAL RENT ESC. | 3.28% |





LOCATION OVERVIEW

- **1.5 miles**
Interstate-74
- **6.0 miles**
Interstate-465
- **10.3 miles**
Interstate-65
- **12.2 miles**
Indianapolis Int'l Airport
(FedEx National Hub)
- **15.0 miles**
Indianapolis CBD
- **127 miles**
Cincinnati CVG Airport
(Amazon Prime Hub)
- **128 miles**
Louisville (UPS Worldport)
- **172 miles**
Chicago
- **189 miles**
Columbus Rickenbacker
Cargo Airport
- **235 miles**
St. Louis

PORTFOLIO OVERVIEW

Park 74 Commerce Center

RONALD REAGAN PKWY

| BUILDING | ADDRESS | SQUARE FOOTAGE | VINTAGE | CLEAR HEIGHT | DOCK DOORS | OFFICE FINISH % | TENANTS | WALT | AVG. ANNUAL ESC. |
|------------------------|---------------|----------------|-------------|--------------|------------|-----------------|----------|------------|------------------|
| BUILDING A | 9600 E. 400 N | 580,884 | 2024 | 40' | 60 | 2.6% | 2 | 8.9 | 3.30% |
| BUILDING B | 9822 E 400 N | 245,803 | 2024 | 32' | 24 | 0.7% | 1 | 9.6 | 3.25% |
| TOTAL PORTFOLIO | | 826,687 | 2024 | 38' | 84 | 2.0% | 3 | 9.1 | 3.28% |

INVESTMENT HIGHLIGHTS

Class A industrial assets with modern logistics specifications

- Developed in 2024, Park 74 Commerce Center consists of two distribution assets totaling 826,687 square feet of modern logistics product.
- Each site plan features ample auto parking and loading capacity, allowing future ownership to demise down in re-lease scenarios. This provides investors with the opportunity to adapt to changes in the leasing environment and user demand.
- The Properties are adjacent to an active CSX railway offering rail access to each building (currently utilized by Trioworld in Building B). This feature adds to the stickiness of tenant's utilizing this access and will appeal to a greater user audience in re-lease scenarios.

Portfolio Spec Highlights



2024

construction by best-in-class developer



38'

avg. clear height - Bldg. A: 40', Bldg. B: 32'



Product diversity

- cross dock & rear loading, single & multi-tenant formats

BUILDING A



BUILDING B



INVESTMENT HIGHLIGHTS

Stabilized, growing cash flow backed by entrenched tenancy

PORTFOLIO ECONOMIC HIGHLIGHTS

100%

OCCUPANCY

9.1 years

WALT

3.28%

AVG. ANNUAL ESCALATIONS

0

FIXED-RATE RENEWAL OPTIONS

Tenancy Overview

SAINT-GOBAIN ABRASIVES, INC.

- **Investment Grade Parent Company:** Tenancy is backed by the implicit support of its parent, Compagnie de Saint-Gobain (S&P: BBB+), a 350-year-old global industrial powerhouse with a ~\$51B market capitalization.
- **Mission-Critical Operation:** The facility serves as an essential distribution hub for the tenant's core abrasives division. This function is deeply integrated into the regional supply chain, creating high barriers to exit and a strong likelihood of renewal.
- **Heavy Tenant-Investment in Buildout:** Saint Gobain added a custom box making line into this facility at the tenant's cost, a multi-million dollar investment that demonstrates their commitment to the site.

BROAD-OCEAN MOTOR GROUP

- **Publicly Traded Global Parent:** Anchored by a publicly traded global parent, Zhongshan Broad-Ocean Motor Co., Ltd. (Market Cap: ~\$3.8B), providing substantial financial backing and operational expertise for the tenancy.
- **Strategic Indiana Operations:** The facility is a critical component of the tenant's North American strategy, serving as a key hub for distribution and product testing that supports major industrial customers like Carrier and Johnson Controls.
- **High-Growth Industry Alignment:** Tenant is strategically positioned in the rapidly expanding HVAC sector through its development of motors for residential and commercial heating systems and next-generation energy-efficient technologies, ensuring long-term relevance and demand.

TRIWORLD CORP. (FORMERLY MALPACK)

- **Private Equity-Backed Global Leader:** Credit was significantly enhanced through the 2022 acquisition by Trioworld Group, a leading European manufacturer backed by premier private equity sponsor Altor Equity Partners (\$13.1B in capital commitments).
- **Essential & Resilient Product:** Tenant provides non-discretionary transit packaging (stretch film) critical to nearly every segment of the industrial economy, ensuring consistent and resilient product demand.

INVESTMENT HIGHLIGHTS

The Indianapolis industrial market proved its resilience in 2025 through robust leasing activity.

2025 INDIANAPOLIS INDUSTRIAL MARKET HIGHLIGHTS

| | |
|----------------------|---|
| ABSORPTION: | 7.2 MSF of product was absorbed in Q4 '25 alone, the strongest quarter in over four years. |
| | 13.1 MSF of 2025 absorption is more than the last two years combined, and the highest since 2022. |
| VACANCY: | At 8.1%, the market's vacancy rate has declined from its peak and supply/demand fundamentals indicate a continuation of this trend. |
| | 2025 deliveries reached its lowest level since 2016 |
| CONSTRUCTION: | Q4 '25 reported 1.1 MSF of new product, but less than 3% came online vacant and available |
| | While 3.7 MSF remains under development, 90% of the space is leased or sold. |



By the Numbers

332,289,471 SF
TOTAL INVENTORY

3,339,746 SF
2025 DELIVERIES

13,090,998 SF
2025 NET ABSORPTION

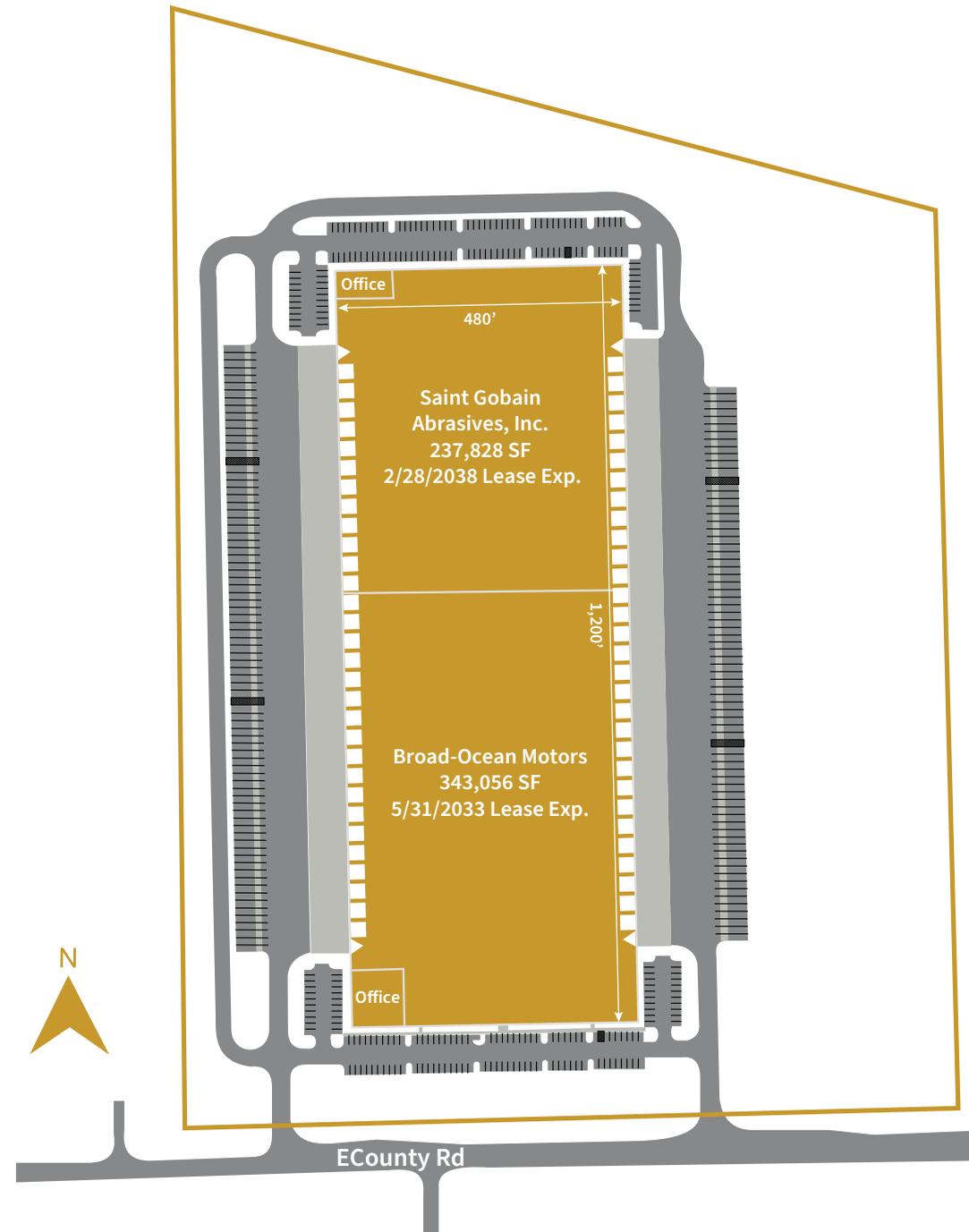
3,698,986 SF
UNDER DEVELOPMENT

90%
PRELEASED UNDER DEVELOPMENT PRODUCT

PROPERTY DESCRIPTION

9600 E 400 N

| | |
|-------------------------------|--|
| CITY, STATE | Brownsburg, IN |
| SUBMARKET | Hendricks County |
| SQUARE FOOTAGE | 580,884 SF |
| SITE SIZE | 50.3 acres |
| YEAR BUILT | 2024 |
| % OFFICE | 2.6% Office: 15,100 SF (Saint Gobain: 6,500 SF, Broad-Ocean: 8,600 SF) |
| CLEAR HEIGHT | 40' |
| DOCK DOORS | 60 (expandable to 132) |
| DRIVE-IN DOORS | 4 |
| TRAILER SPACES | 151 trailer spaces |
| AUTO SPACES | 254 auto spaces |
| CONSTRUCTION TYPE | Concrete tilt wall |
| FIRE SPRINKLERS / ESFR | ESFR |
| INTERIOR LIGHTING | LED with motion sensor |
| POWER | 6,000 amps - 480 volt |



BUILDING A

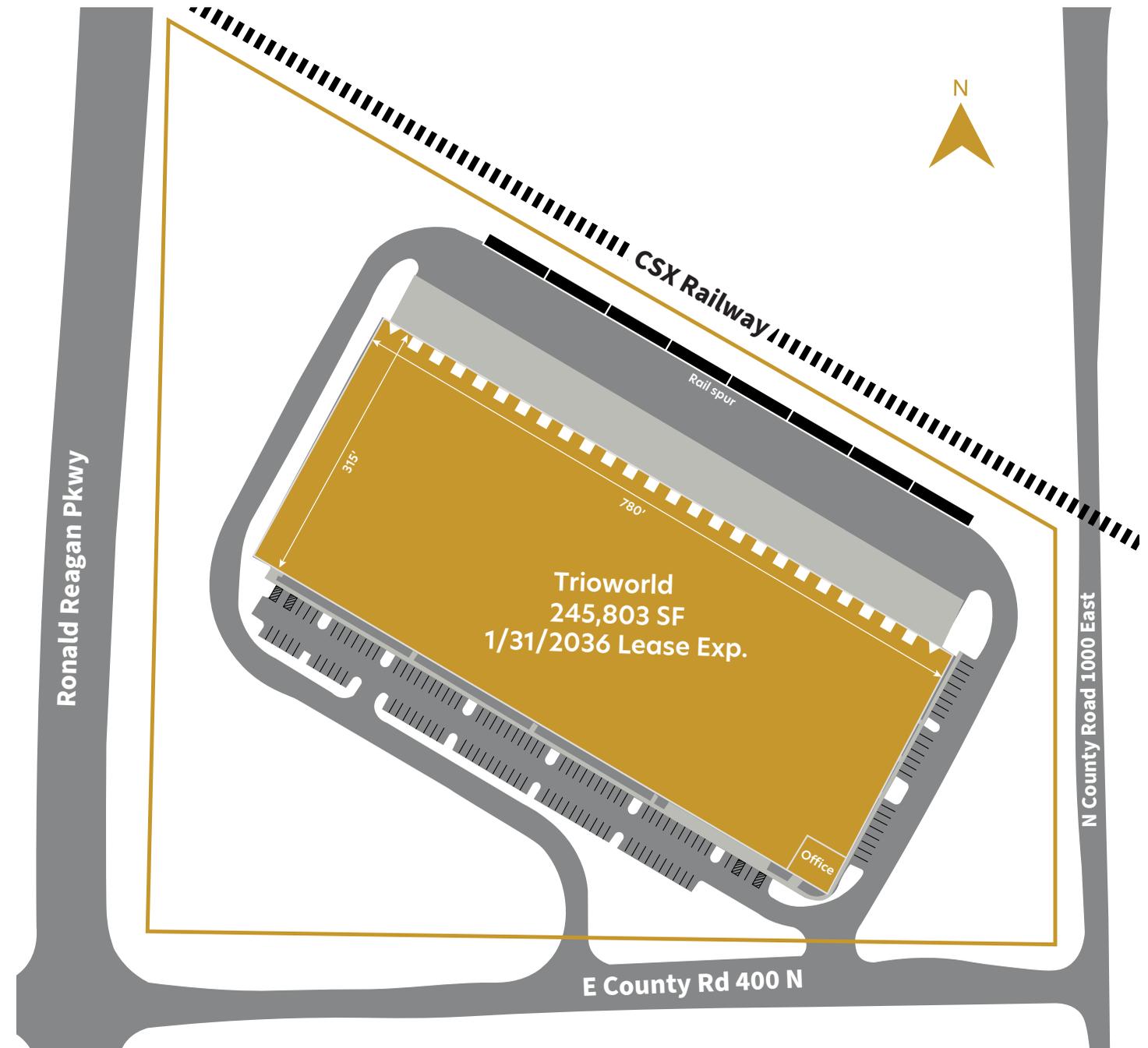
EXTERIORS



PROPERTY DESCRIPTION

9822 E 400 N

| | |
|--------------------------|---------------------------|
| CITY, STATE | Brownsburg, IN |
| SUBMARKET | Hendricks County |
| SQUARE FOOTAGE | 245,803 SF |
| SITE SIZE | 18.3 acres |
| YEAR BUILT | 2024 |
| % OFFICE | 0.73% Office: 1,800 SF |
| CLEAR HEIGHT | 32' |
| DOCK DOORS | 24 (expandable to 41) |
| DRIVE-IN DOORS | 2 |
| PARKING SPACES | 155 auto spaces |
| CONSTRUCTION TYPE | Concrete tilt wall |
| FIRE PROTECTION | ESFR |
| INTERIOR LIGHTING | LED with motion sensor |
| POWER | 4,000 amps - 480 volt |



BUILDING B

EXTERIORS





Transaction Leads

Sean Devaney

Senior Managing Director

+1 630 430 8918

sean.devaney@jll.com

Kurt Sarbaugh

Managing Director

+1 773 972 3940

kurt.sarbaugh@jll.com

Ed Halaburt

Managing Director

+1 708 691 1070

ed.halaburt@jll.com

Ross Bratcher

Senior Director

+1 502 489 2274

ross.bratcher@jll.com

National Leadership & Portfolios

John Huguenard

Senior Managing Director

+1 312 914 0921

john.huguenard@jll.com

Trent Agnew

Senior Managing Director

+1 713 244 4499

trent.agnew@jll.com

Will McCormack

Director

+1 203 918 2699

william.mccormack@jll.com

Local Market Brokerage

Brian Buschuk

Senior Managing Director

+1 317 496 9399

brian.buschuk@jll.com

Brian Seitz

Executive Managing Director

+1 317 258 3507

brian.seitz@jll.com

Debt & Structured Financing

Ken Martin

Senior Managing Director

+1 317 632 7494

ken.martin@jll.com

Lucas Borges

Managing Director

+1 312 613 6032

lucas.borges@jll.com

Brian Walsh

Senior Director

+1 708 704 7600

brian.walsh@jll.com

Transaction Support

Cameron Chandra

Associate

+1 914 356 3861

cameron.chandra@jll.com

Luke Davis

Analyst

+1 210 882 6591

luke.davis@jll.com

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