



PORT OF VIRGINIA SHALLOW-BAY PORTFOLIO

- 4-BUILDING, 655,852 SF, CLASS A LOGISTICS PORTFOLIO
- 82% LEASED TO DIVERSE CREDIT-ANCHORED TENANCY WITH 3.3 YEARS WALT
- RARE INFILL SHALLOW-BAY OFFERING OF SCALE





PORT OF VIRGINIA SHALLOW-BAY PORTFOLIO

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as exclusive advisor to present the opportunity to acquire the fee simple interest in the **Port of Virginia Shallow-Bay Portfolio (the "Portfolio" or "Offering")**, a four-building shallow-bay logistics portfolio totaling approximately 655,852 square feet located in Hampton Roads, Virginia. This unique opportunity offers investors the chance to acquire immediate cash flow with embedded 23% rental upside in America's fastest-growing East Coast port market.

The Portfolio is strategically positioned within the Hampton Roads MSA, benefiting from direct proximity to the Port of Virginia, the deepest and most cargo-efficient port on the Eastern Seaboard. The Offering comprises modern, institutional-quality distribution facilities leased to a diverse tenant roster including Home Depot, Dana Limited, TireHub with 3.3 years of Weighted Average Lease Term (WALT).

The Portfolio is ideally positioned for investors seeking durable cash flow from a diverse, credit-quality tenant roster, coupled with compelling near-term value creation through immediate lease-up of existing vacancy and the opportunity to capture substantial mark-to-market upside as leases roll.

4
BUILDINGS

655,852
SQUARE FEET

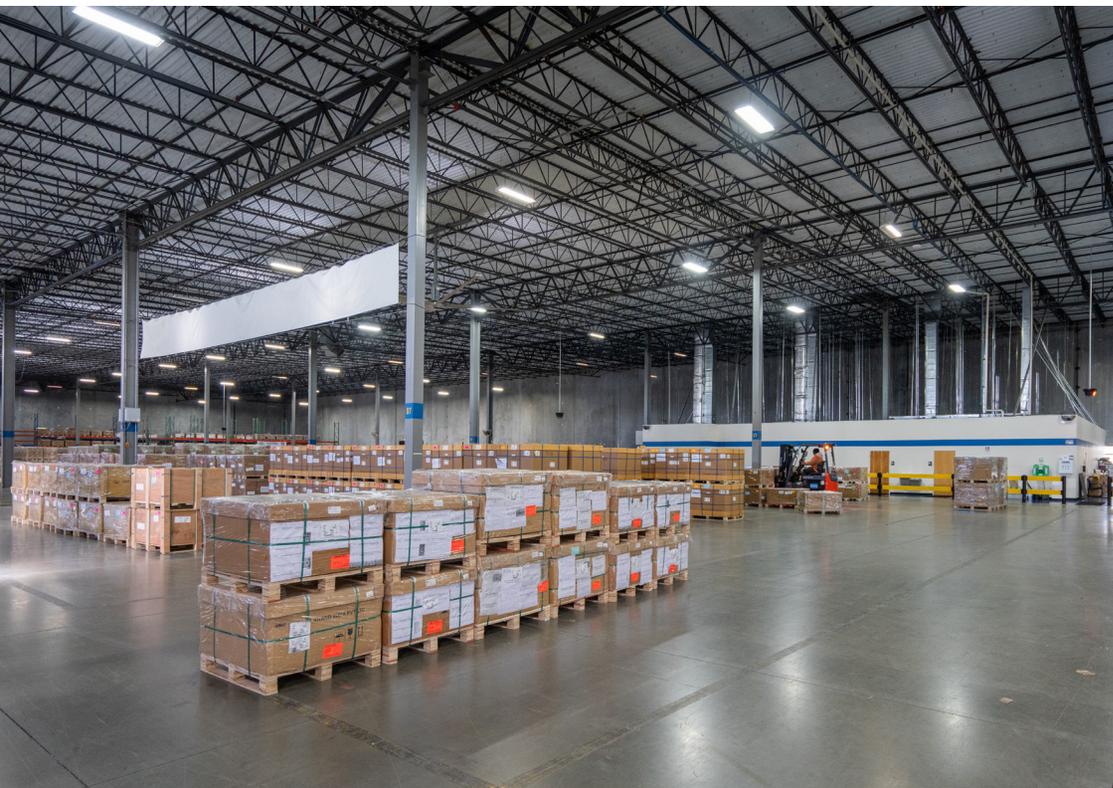
82.3%
LEASED

10
TENANTS

3.3 YEARS
WALT⁽¹⁾

23%
BELOW MARKET RENTS

⁽¹⁾ As of June 1, 2026 Analysis Start



INVESTMENT HIGHLIGHTS

SUBSTANTIAL MARK-TO-MARKET UPSIDE WITH IMMEDIATE VALUE CREATION OPPORTUNITY

- 23% portfolio-wide mark-to-market upside, with in-place rents averaging \$11.18 PSF (NNN).
- Advantageous lease rollover concentration in 2027–2028 (66% of RBA), providing near-term value-add opportunities to capture rental growth.
- 2601 Indian River Road lease-up opportunity provides 115,926 SF of vacant, premier visibility spaceready for immediate occupancy.

DIVERSIFIED, CREDIT-QUALITY TENANT BASE WITH EXCEPTIONAL TENANT RETENTION

- 82.3% occupied by a diverse roster of 10 national and regional tenants, including Home Depot, Dana Limited, TireHub, XPO Last Mile, and Air Cartage Express with no tenant representing more than 23% of the Offering.
- Average tenant tenure exceeds 9.5 years, demonstrating exceptional tenant satisfaction and long-term commitment to the Portfolio.
- WALT of 3.33 years, providing underlying durable contractual cash flow.

STRATEGIC PORT-PROXIMATE LOCATION WITH UNPARALLELED CONNECTIVITY

- Less than 10 miles from Virginia International Gateway, with direct access to major truck routes and minimal stopping points.
- Harbour View assets have immediate access to I-664 (<2 miles) and the Indian River asset has immediate access to I-64 (<4 miles), providing seamless connectivity to the Port of Virginia - the deepest and most efficient port on the East Coast.
- One-day drive to over 50% of U.S. population, positioning the Portfolio as a premier distribution gateway for Mid-Atlantic and Southeast markets.



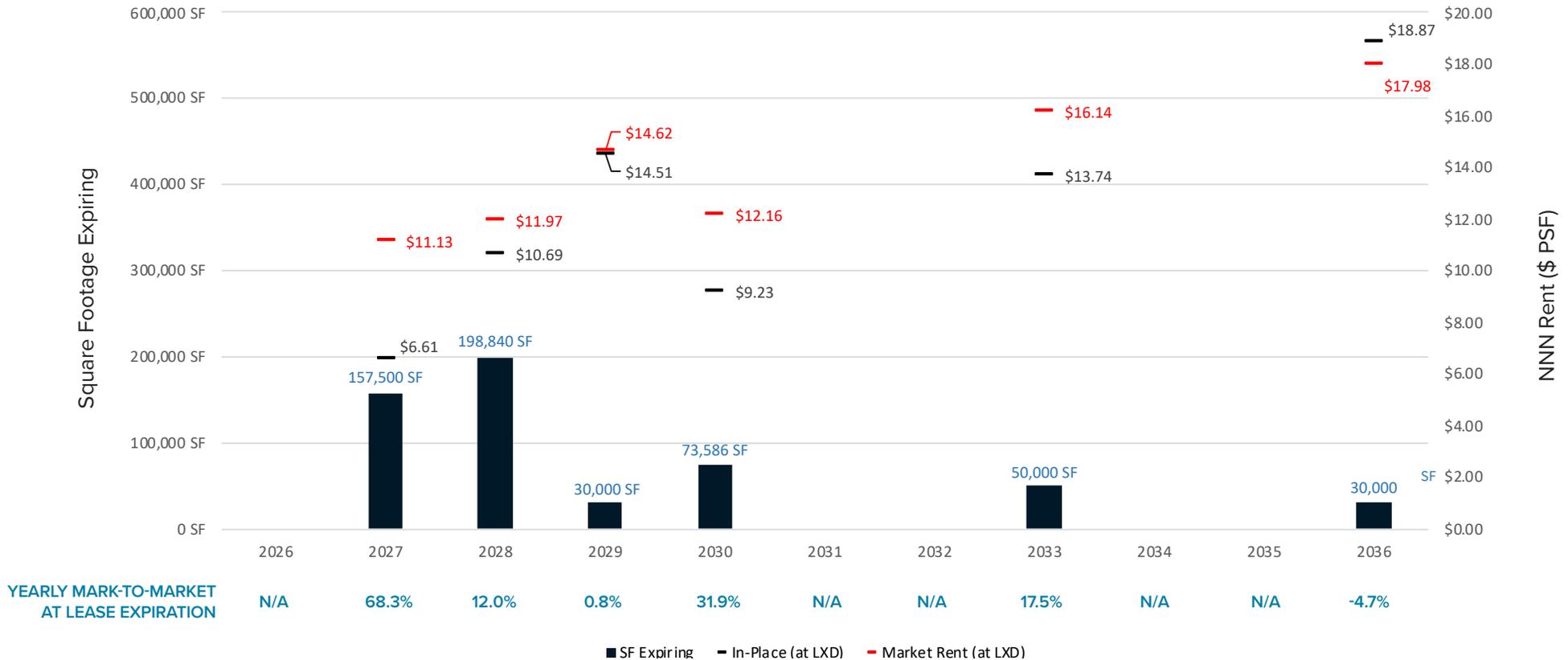
MODERN, FUNCTIONAL INDUSTRIAL SPECIFICATIONS DESIGNED FOR OPERATIONAL EFFICIENCY

PORTFOLIO OVERVIEW

ASSET	TOTAL SF	OCCUPANCY %	WALT (YEARS)	# OF TENANTS	CLEAR HEIGHT	BUILDING DEPTH	CONFIGURATION	DOCK-HIGH DOORS	SF PER DOOR	DRIVE-IN	YEAR BUILT	CONSTRUCTION
6900 HARBOUR VIEW BLVD	168,000	100%	3.2	4	28'	210'	REAR LOAD	41	4,098	2	2006	TILT-UP CONCRETE
6920 HARBOUR VIEW BLVD	126,000	100%	1.3	1	28'	210'	REAR LOAD	20	6,300	1	2012	TILT-UP CONCRETE
6950 HARBOUR VIEW BLVD	130,000	100%	6.2	4	28'	210'	REAR LOAD	17	7,647	1	2005	TILT-UP CONCRETE
2601 INDIAN RIVER RD	231,852	50%	2.4	1	28'	278'	SIDE LOAD REAR LOAD	56	4,140	2	2006	TILT-UP CONCRETE
TOTAL / WTD. AVG	655,852	82%	3.3	10	28'	234'		134	5,546	6	2007	

FUTURE UPSIDE OPPORTUNITY VIA MARK TO MARKET

IN-PLACE VS. MARKET RENTS AT ROLLOVER



SIGNIFICANT MARK-TO-MARKET ACROSS HOLD ENABLES OPPORTUNITY FOR VALUE CREATION

- 3.3 years WALT with mark-to-market opportunity in 4 of the first 5 years creates opportunity for significant near term NOI growth over the hold period.
- In-place rent 23% below market allows for compelling rent growth potential.
- 66% of the portfolio expires by 2028, leading to 30% projected NOI growth between years 1 and 2 of the analysis.

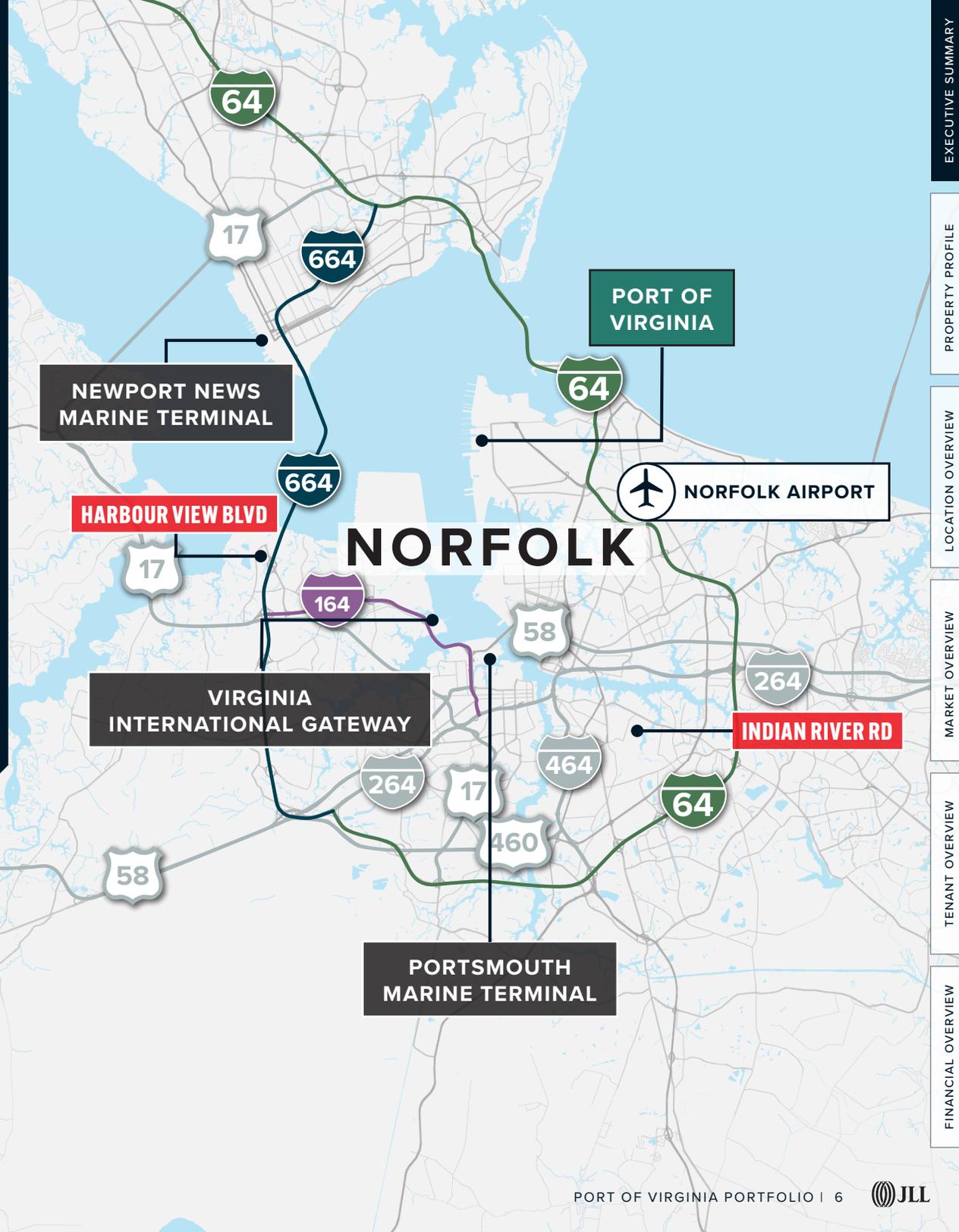
PREMIER LOGISTICS LOCATION

HARBOUR VIEW BLVD

DESTINATION	DISTANCE	DRIVE TIME
I-664	1.7 MILES	3 Minutes
Virginia International Gateway	7.5 MILES	12 Minutes
I-64	10 MILES	13 Minutes
Portsmouth Marine Terminal	10.5 MILES	16 Minutes
Port of Virginia	15.8 MILES	24 Minutes
Norfolk Airport	23.9 MILES	26 Minutes
Richmond, VA	88 MILES	1 Hour, 20 Minutes

INDIAN RIVER RD

DESTINATION	DISTANCE	DRIVE TIME
I-64	3.6 MILES	6 Minutes
Norfolk Airport	7.9 MILES	12 Minutes
Portsmouth Marine Terminal	7.9 MILES	16 Minutes
Virginia International Gateway	9.5 MILES	18 Minutes
Port of Virginia	9.5 MILES	20 Minutes
I-664	13.7 MILES	22 Minutes
Richmond, VA	99 MILES	1 Hour, 30 Minutes



NEWPORT NEWS MARINE TERMINAL (NNMT)

PORT OF VIRGINIA

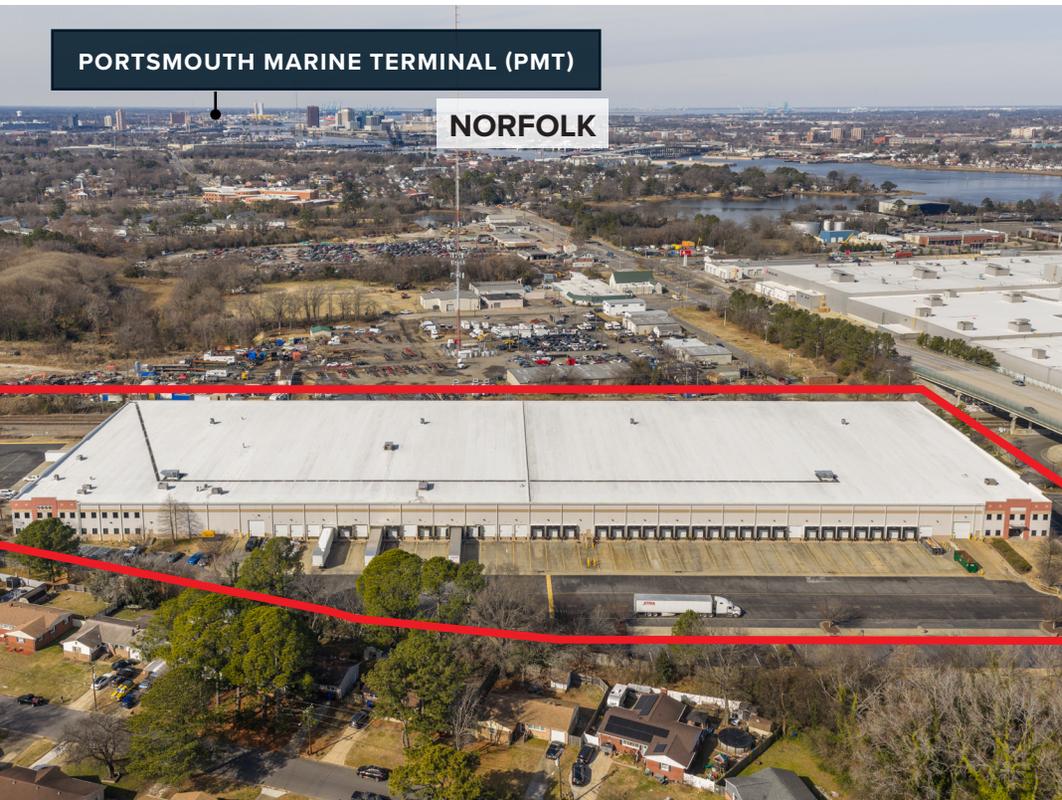


HARBOUR VIEW BLVD

	15 MIN	30 MIN	60 MIN
Population	158,635	990,364	1,776,832
Average Household Income	\$97,156	\$98,734	\$109,381
Unemployment Rate	3.8%	3.9%	3.6%
% with Bachelor's Degree	19.7%	20.7%	22.4%

PORTSMOUTH MARINE TERMINAL (PMT)

NORFOLK



INDIAN RIVER ROAD

	15 MIN	30 MIN	60 MIN
Population	261,627	1,025,387	1,651,386
Average Household Income	\$90,746	\$110,579	\$107,549
Unemployment Rate	4.3%	3.6%	3.6%
% with Bachelor's Degree	19.6%	23.3%	22.2%

NATIONALLY RECOGNIZABLE TENANCY & OWNERSHIP IN SURROUNDING INFILL LOCATION

NEWPORT NEWS MARINE TERMINAL (NNMT)

UNDERGROUND PORTION
OF MONITOR MERRIMAC
MEMORIAL BRIDGE



OWNER - USER
Sysco

OWNER
INLIGHT CAPITAL
TENANT
HII

OWNER
BCP
brookwood capital partners
TENANT
RoadOne
Intermodal Logistics

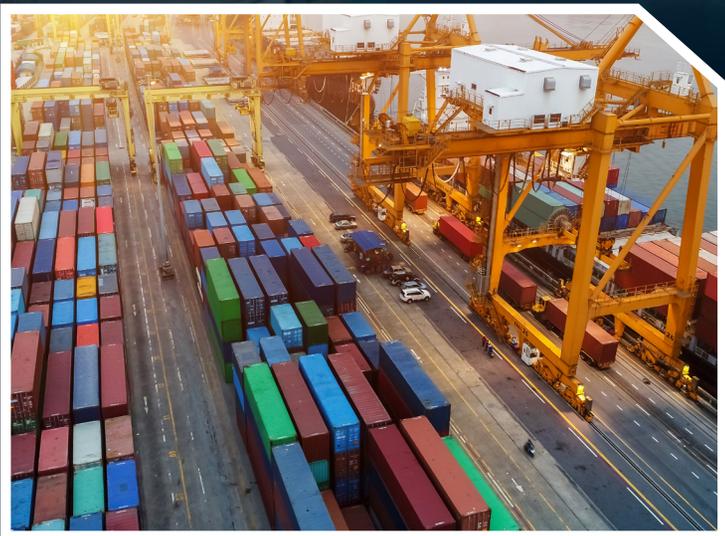
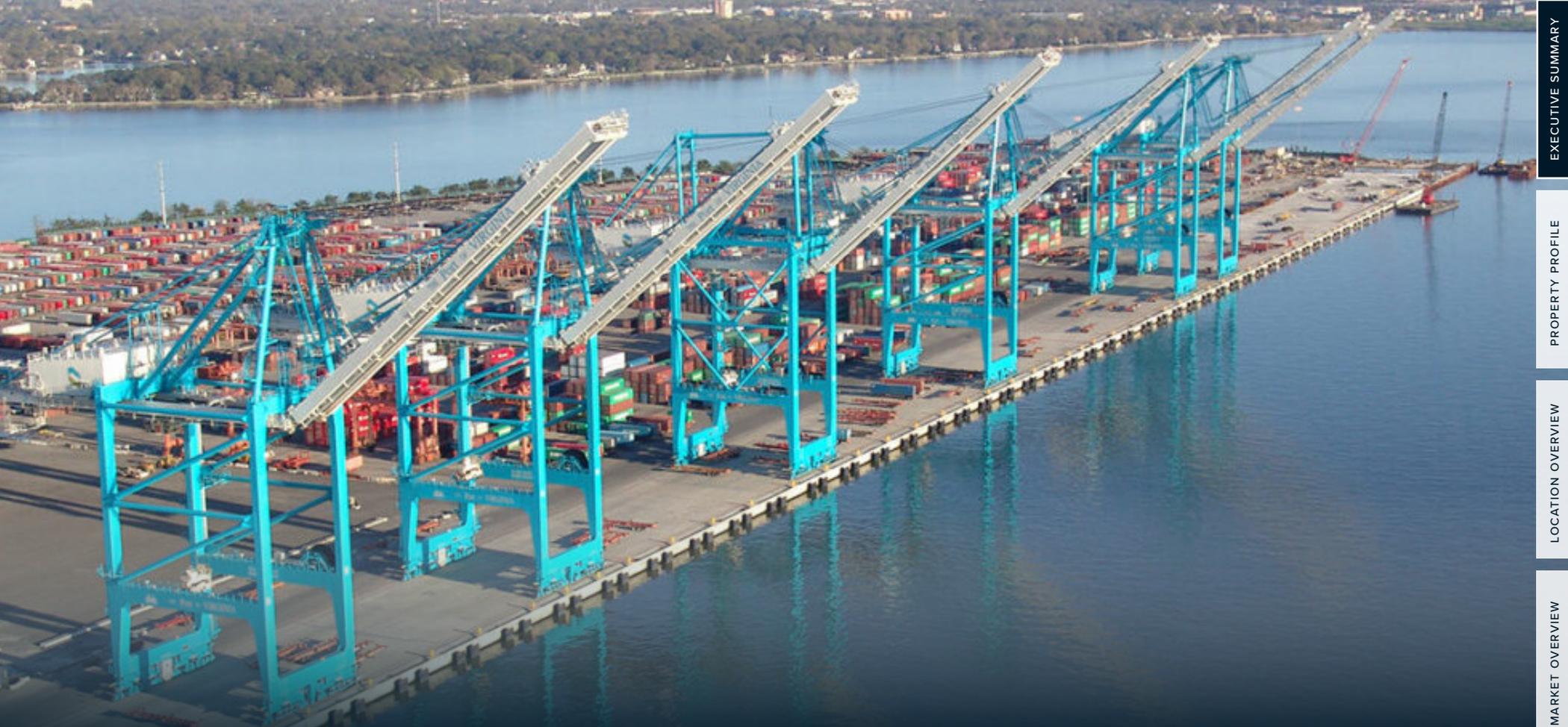
COLLEGE DRIVE

HARBOUR VIEW BLVD



OWNER - USER
Walmart





HAMPTON ROADS INDUSTRIAL MARKET

The Hampton Roads industrial market, with over 84.3 million square feet of inventory, has grown by 11% since 2020, driven by port investments and regional infrastructure improvements. Continuous positive net absorption and out sized tenant demand from national and international logistics and manufacturing tenants have strengthened fundamentals year over year.

Average NNN asking rates have increased by over 19% annually in the past 3 years, and a total of 79% since 2020.

84.3 MSF
INVENTORY

91.1%
OCCUPANCY

4.2 MSF
NET ABSORPTION
(PAST 24 MOS)

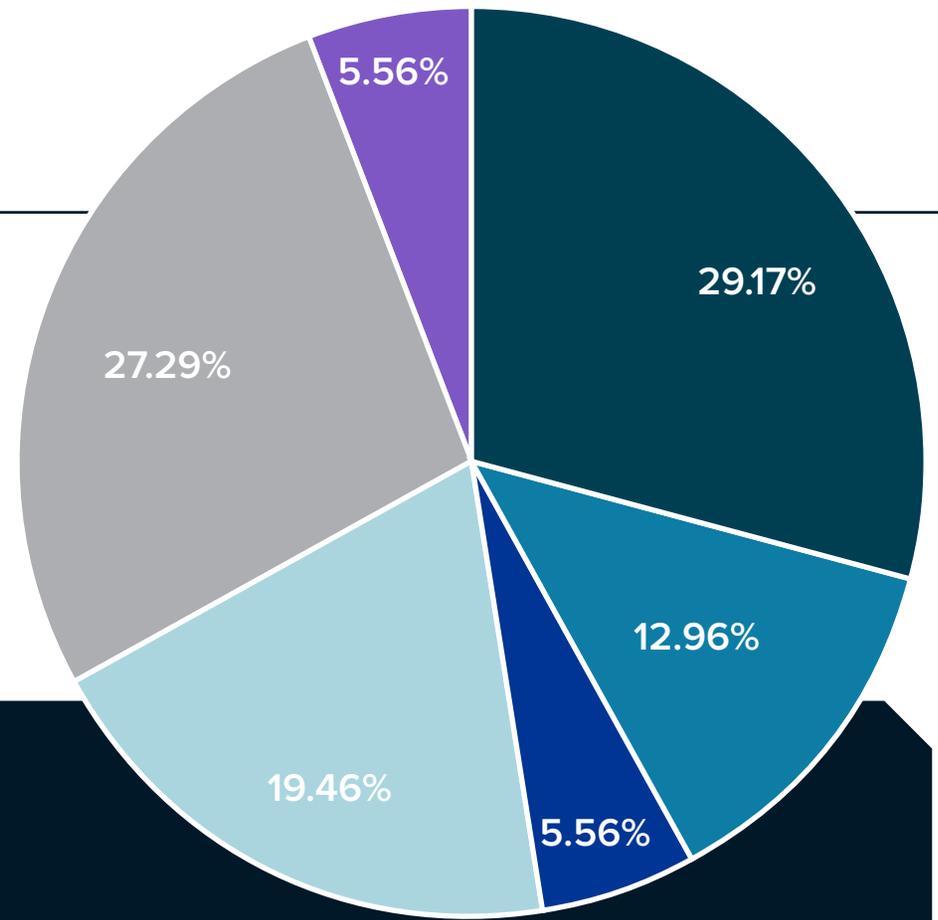
79%
RENTAL RATE GROWTH
(SINCE 2020)

DIVERSE TENANT PROFILE

ANCHORED BY WORLD-CLASS USERS

Port of Virginia Shallow-Bay Portfolio is 83% leased to ten (10) international, national and regional tenants representing a diversified industry mix oriented around transportation, distribution, and technology. Current tenants range in size between 20,000 and 126,000 square feet with an average size of 53,933 square feet, with a varied mix of single- and multi-tenant configurations.

Moreover, tenant loyalty to Port of Virginia Shallow-Bay Portfolio has remained categorically strong, with a weighted average tenant tenure of 9.6 years. Users are attracted to the Portfolio for its exceptional infill location and demonstrate long-term commitment to the spaces.



KEY PORTFOLIO TENANTS:



HOME DEPOT USA, INC.
(NYSE: HD, S&P: A) | 6900 Harbour View
73,586 SF | LXD: May-30



DANA LIMITED
(NYSE: DAN, S&P: BB-) | 6920 Harbour View
126,000 SF | LXD: Jul-27



AKIMA, LLC.
6950 Harbour View
3,000 SF | LXD: Aug-36



COMMUNICATION TEST DESIGN, INC.
2601 Indian River | 115,926 SF
LXD: Oct-28



PORT OF VIRGINIA SHALLOW-BAY PORTFOLIO

INVESTMENT ADVISORS

DAVE ANDREWS

Senior Director
704.526.2859
david.andrews@jll.com

CHRIS DALE

Managing Director
703.964.7678
christopher.dale@jll.com

PETE PITTROFF

Senior Managing Director
704.927.3012
pete.pittroff@jll.com

CRAIG CHILDS

Senior Director
202.777.2315
craig.childs@jll.com

BILL PRUTTING

Senior Managing Director
202.719.5867
bill.prutting@jll.com

GINNA WALLACE

Director
202.533.2518
ginna.wallace@jll.com

LEASING

LANG WILLIAMS

COLLIERS
Executive Vice President
757.679.9106
lang.williams@colliers.com

DEBT & FINANCING

ROBERT CAREY

Managing Director
202.251.2729
robert.carey@jll.com

TAYLOR ALLISON

Managing Director
704.804.5830
taylor.allison@jll.com

FINANCIAL ANALYSIS

ANDREW BAQUERO

Analyst
916.895.3699
andrew.baquero@jll.com

EVERETT MARTIN

Analyst
571.465.0763
everett.martin@jll.com



650 S TRYON ST, SUITE 600, CHARLOTTE, NC 28202
4509 CREEDMOOR RD, SUITE 300, RALEIGH, NC 27612
2020 K ST, SUITE 1100, WASHINGTON, DC 20006