

INVESTMENT SALE

3910 WAREHOUSE ROW

INVESTMENT GRADE ANCHOR: 45% LEASED TO FORTUNE 10 E-COMMERCE ANCHOR TENANT

**STAND-ALONE INFILL
SHALLOW BAY
INDUSTRIAL BUILDING
12,265 SF**

3910

An aerial photograph of an industrial park. A white callout box with the number '3910' in yellow is positioned over a specific industrial building. The building is a large, rectangular structure with a flat roof, surrounded by other industrial buildings and parking lots. The surrounding area includes green trees and a city skyline in the distance.

100% NNN LEASED INDUSTRIAL BUILDING WITH SECURED FENCED YARD

The Opportunity

Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire a fee simple interest in 3910 Warehouse Row (the “Property”), a 12,265 square foot shallow bay building in the heart of South Austin. Ideally located within the Warehouse Row development, an irreplaceable infill location less than five miles from Downtown Austin and eight miles from Austin-Bergstrom International Airport, the Property enjoys direct access to IH-35 and US-71, two of Austin’s most travelled highways. The building is 100% leased with 3.8 years of WALT and is anchored by Amazon (45% of RBA: 4.9 years WALT). The Property presents investors with the opportunity to acquire functional shallow-bay product with excellent cash flow anchored by the Investment Grade credit of Amazon.



PROPERTY OVERVIEW

Address:	3910 Warehouse Row
City/State/Zip:	Austin, TX 78704
Rentable Area:	12,265 SF
Year Built:	1971
Submarket:	South/Southeast
Site Area:	0.89 Acres
Clear Height:	16'6"
Loading Doors:	3 Dock High & 2 Grade Level
Parking:	1.0 / 1,000 SF
Outdoor Storage:	Fenced & secured yard / outdoor storage
Zoning:	LI-CO-NP Limited Industrial

DESIGN & CONSTRUCTION

Construction:	Steel & masonry
Roofs:	Flat, sealed membrane cover
Fire Safety:	Sprinklered
Heating:	Forced air
Cooling:	Central HVAC in office space only

Investment Highlights



“Last Mile” Location

- 3.5 miles from downtown and 8 miles from Austin-Bergstrom Intl. Airport
- **Direct access and visibility** to US-71 & IH-35



Quality Shallow Bay Product

- Smaller suite sizes matches demand for the infill location
- Standalone building with accessible truck court and **fenced outdoor storage**



Steady Cash Flow

- **100% leased with 3.8 years of WALT**
- Anchored by **Amazon (S&P: AA)**; 4.9 years firm with 5-year extension option



Irreplaceable Real Estate

- Future covered land play surrounded by retail and multifamily
- Functional **shallow bay** in high-demand infill submarket

Tenant Overviews



Tenants:

Amazon

Dock High & Grade Level/Ramp:

"1 Dock High
1 Grade Level"

Current SF:

5,479 SF

Current Rent:

\$20.65 NNN

Office Finish %:

~17%

WALT:

4.9 YRS

Options:

1, 5-year fixed rate option with at least
365 days notice

Guaranty:

Amazon.com, Inc., a Delaware
corporation

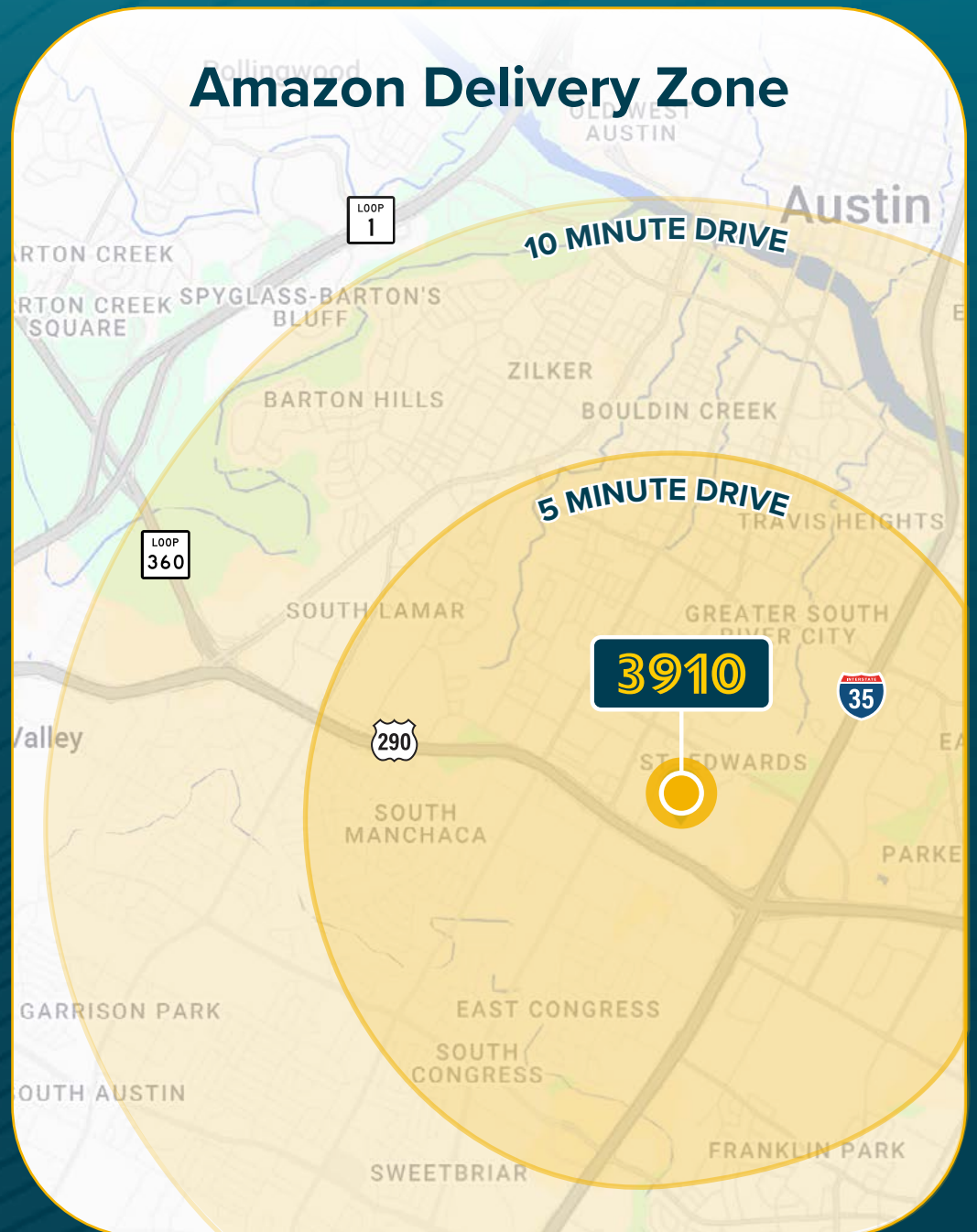
Tenant Build Out:

Traditional small front office which
operates as a pick-up location for
drivers. Warehouse includes a mix
of racking, shelving and coolers (not
built-in).

Tenant Use:

Amazon operates a Prime Grocery
delivery service out of Warehouse
Row. The space operates as a
fulfillment center for groceries and
sundries that are to be delivered
within hours of ordering and uses third
party drivers such as DoorDash and
Uber Eats for deliveries.

Amazon Delivery Zone



Cedar Park OVERHEAD DOORS

Tenants:

Cedar Park Overhead Doors

Dock High & Grade Level/Ramp:

"2 Dock High
1 Grade Level"

Current SF:

6,786 SF

Current Rent:

\$20.01 NNN

Office Finish %:

~14%

WALT:

3.4 YRS

Options:

1, 3-year FMV option with 6-12 months notice

Guaranty:

GarageCo Intermediate LLC, a Delaware LLC

Tenant Build Out:

Traditional small front office and restroom with open warehouse with a mix of racking and floor storage.

Tenant Use:

Cedar Park Overhead Doors is the South Austin location for the company. The space is utilized as warehouse space and staging for South Austin overhead door maintenance and installation.

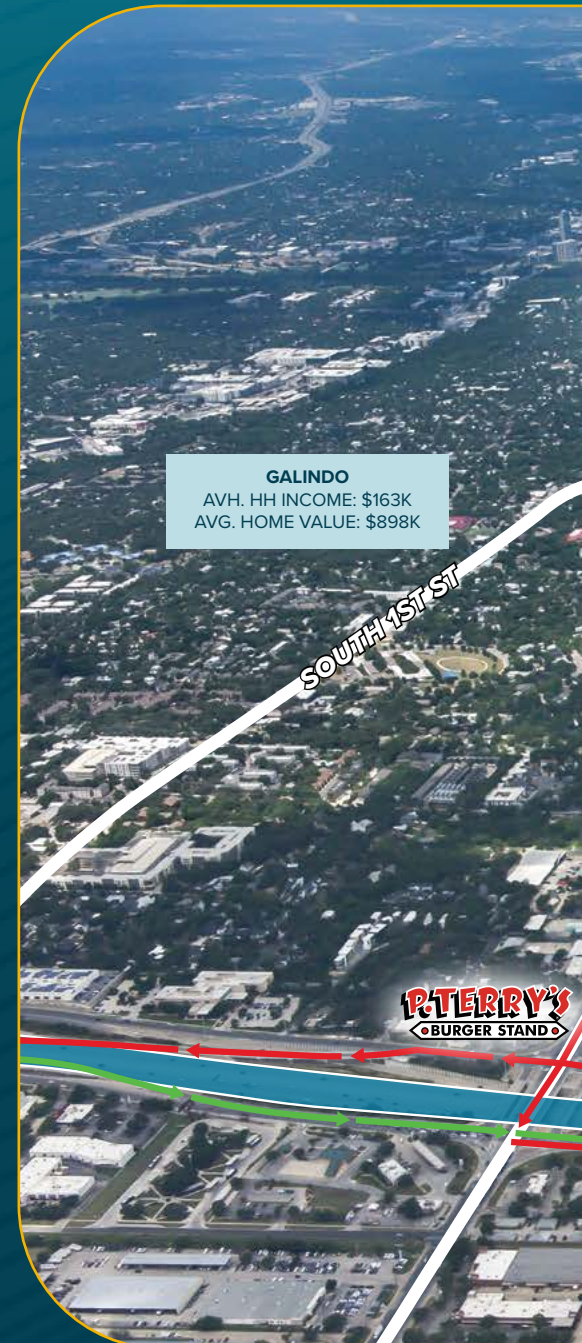


Irreplaceable Infill Location

Warehouse Row is strategically positioned in one of Austin's most sought-after submarkets in a robust "last mile" location. With direct access to IH-35 and US-71, the Property ensures seamless access across the Austin MSA and is less than five miles from downtown. Warehouse Row's mission critical location allows future ownership the ability to continue to achieve strong rental growth while retaining the current tenant mix.

Drive Times

5 MINS South Congress	9 MINS Austin-Bergstrom Intl. Airport
13 MINS UT-Austin	15 MINS Downtown Austin
20 MINS The Domain	1.25 HRS San Antonio
2.5 HRS Houston	3.0 HRS Dallas



DOWNTOWN

TRAVIS HEIGHTS
AVG. HH INCOME: \$170K
AVG. HOME VALUE: \$980K

ST. EDWARD'S UNIVERSITY

WOODWARD ST

3910

290

71

186K VPD

Walmart

INTERSTATE 35

Starbucks, Chick-fil-e, Juice Land, MCRACKEN, Subway, Jersey Mike's Subs, AUSTEA

THE HOME DEPOT

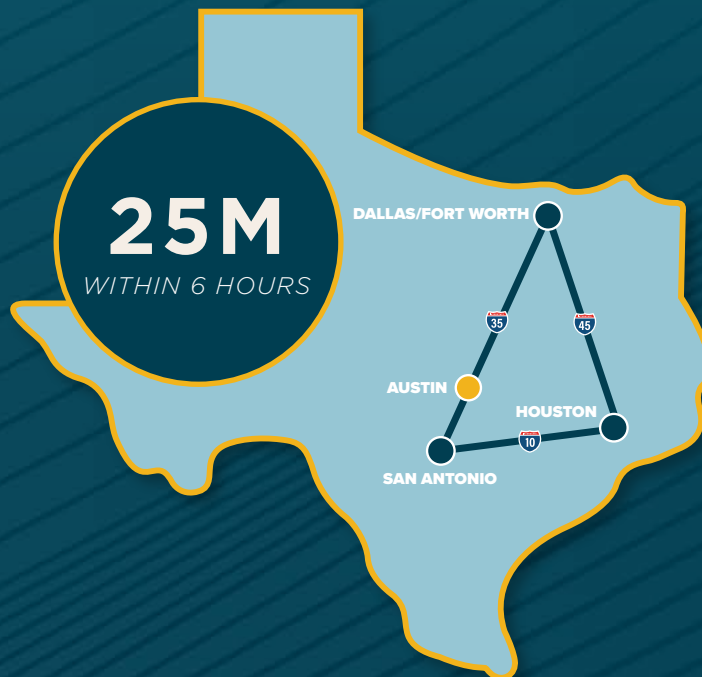
SOUTH CONGRESS

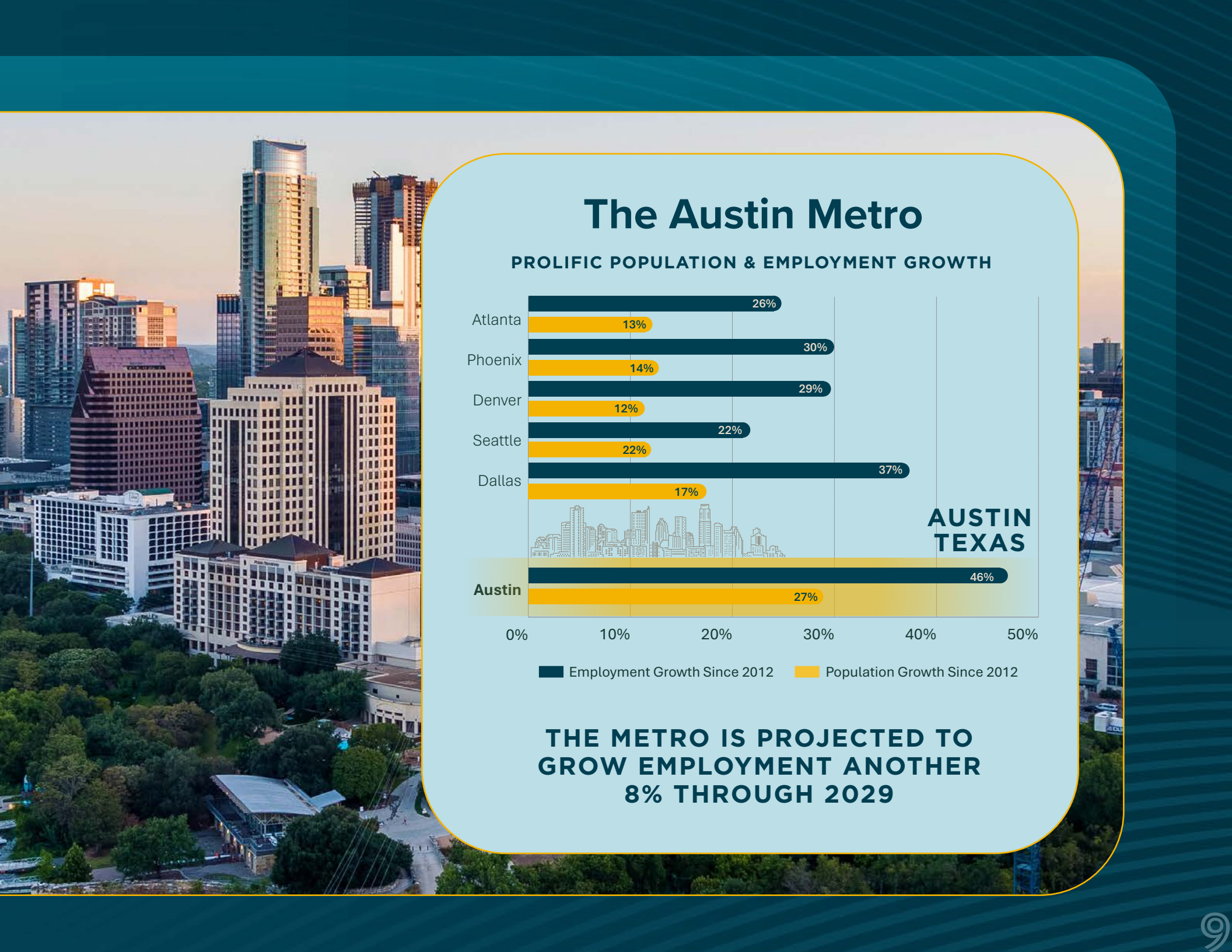


Economic Overview

Immediate Access to 25 Million Residents

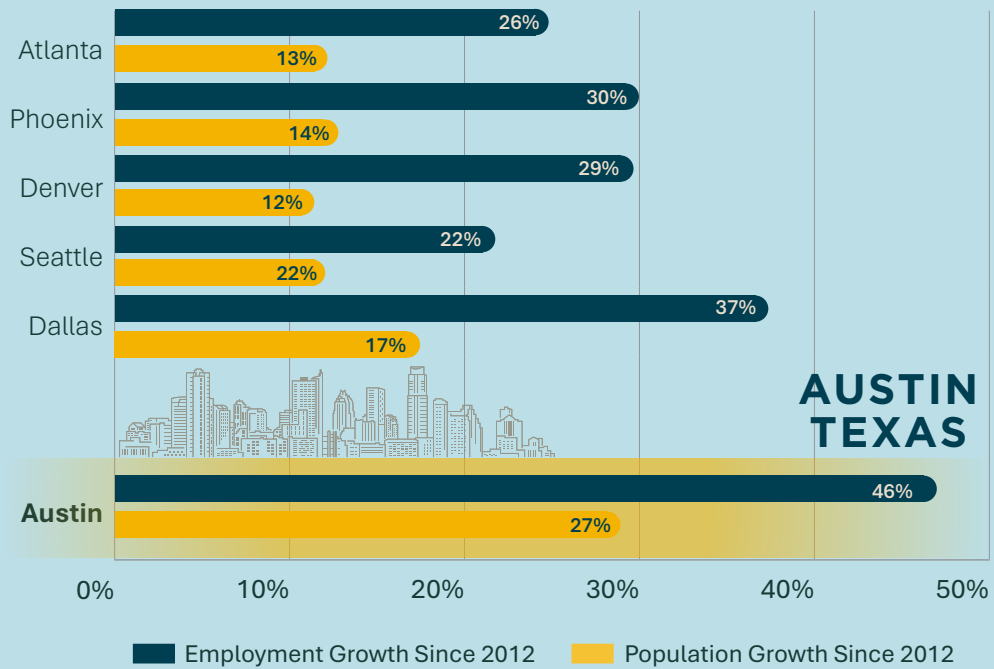
With direct access to the Texas Triangle —the area between DFW, Houston, and San Antonio — 3910 Warehouse Row tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area. The DFW, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest mega-region in North America. The Texas Triangle megalopolis' \$1.32 trillion in economic output would rank among the world's 15 largest economies.





The Austin Metro

PROLIFIC POPULATION & EMPLOYMENT GROWTH



THE METRO IS PROJECTED TO GROW EMPLOYMENT ANOTHER 8% THROUGH 2029

Deal Team

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