

INVESTMENT SUMMARY

PARK 83

LOGISTICS CENTER  YORK, PA

Core Central PA Industrial Investment Opportunity

.....
15% Below Market Rent with 5.17 Years of Term

.....
**Best-in-Class Distribution Facility with
Investment Grade Tenancy**



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor to the Owner, is pleased to present for sale **Park 83 Logistics Center** (the “Property”) located in York, Pennsylvania.

- 764,400 square foot Class A cross-dock distribution facility built in 2023 with best-in-class specifications, including 40’ clear height.
- Fully leased to Church & Dwight (NYSE: CHD / Moody’s: A2) with **5.2 years of remaining term and 3.5% annual escalations**, providing strong in-place cash flow with investment grade credit.
- Mark-to-market opportunity with in-place rent that is more than **15% below market rent today**.
- Located just a **0.25 mile from a full interchange of I-83** within Core Central Pennsylvania, a premier inland hub for the Philadelphia / Baltimore / New York MSA.

The Property is held by entities taxable as REITs. Offers to purchase should consider a transaction form involving ownership of the REIT shares.



PROPERTY OVERVIEW

| | |
|-------------------------|---------------------------------|
| Address: | 250 Cloverleaf Road York, PA |
| Building Size: | 764,400 SF |
| Year Built: | 2023 |
| Clear Height: | 40’ |
| Loading Doors: | 116 Dock Doors |
| Trailer Stalls: | 161 Trailer Stalls |
| Car Parking: | 431 Parking Spaces |
| Fire Protection: | ESFR |
| Lighting: | LED |
| Power: | 3,000 AMPs |

INVESTMENT HIGHLIGHTS



CLASS A NEW
GENERATION



INVESTMENT
GRADE TENANCY



IN-PLACE CASH
FLOW WITH 3.50%
ESCALATIONS



5.17 YEARS OF
REMAINING TERM



15% BELOW
MARKET RENT



CORE CENTRAL
PA INDUSTRIAL
MARKET

INVESTMENT HIGHLIGHTS

CORE INDUSTRIAL ASSET WITH INVESTMENT GRADE CASH FLOW

- Fully leased by Church & Dwight (NYSE: CHD), a leading manufacturer of household and personal care products.
- Annual rent escalations of 3.50% provide 18.7% contractual NOI growth during the lease term.
- Only dedicated warehouse and distribution hub for Church & Dwight in the Northeast. The location services a variety of company brands.
- Church & Dwights' largest manufacturing facility totaling 1.1M SF is located 16 miles south of the Property at 5197 Commerce Drive.



MOODY'S A2 | S&P BBB+
CREDIT RATING

\$8.03 PSF
(15.5% BELOW MARKET)
IN-PLACE RENT

3.50%
ANNUAL ESCALATIONS

5.17 YEARS
REMAINING TERM



NEW GENERATION CLASS A CROSS-DOCK DISTRIBUTION FACILITY

Park 83 Logistics Center was delivered in 2023 and was built to the highest level of quality and functionality including 40' clear height, a cross-dock loading format, full truck circulation, ESFR sprinkler system, LED lighting and a 185' truck court with a 60' concrete apron. The Property has impressive loading capability with 116 fully equipped loading doors, 4 drive-in doors, abundant car parking and dedicated trailer parking. Park 83 Logistics Center's timeless building design offers functionality and flexibility to accommodate any use.



40'
CLEAR
HEIGHT



650'
BUILDING
DEPTH



1 PER 6,590 SF
LOADING
RATIO



1 PER 4,748 SF
TRAILER
RATIO



1 PER 1,774 SF
CAR PARKING
RATIO



LED
LIGHTING



3,000 AMPS
POWER

IRREPLACEABLE LOCATION WITH IMMEDIATE ACCESS TO I-83

EXIT
24

HIGHWAYS

| | |
|----------------|---------------------|
| I-83 (Exit 28) | 0.4 Miles 2 Min |
| I-76 | 11.6 Miles 13 Min |
| I-81 | 18.8 Miles 23 Min |

PARCEL HUBS

| | |
|----------------------------|---------------------|
| FedEx Hub | 20.3 Miles 24 Min |
| UPS East Zone Regional Hub | 22.2 Miles 27 Min |

INTERMODAL YARDS & AIRPORTS

| | |
|----------------------------------|---------------------|
| Norfolk Southern: Harrisburg | 19.5 Miles 29 Min |
| Norfolk Southern: Rutherford | 20.4 Miles 29 Min |
| Harrisburg International Airport | 21.0 Miles 23 Min |



N. SUSQUEHANNA TRAIL

EXIT
28

PARK 83

LOGISTICS CENTER YORK, PA

I-83 SOUTH BOUND (EXIT 28) | 0.3 Miles

I-83 NORTH BOUND (EXIT 28) | 0.4 Miles

CLOVERLEAF RD

TRANSACTION LEADS

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FINANCIAL ANALYSIS

