



AMAZON RDU9 AT ALAMANCE RIDGE

NORTH CAROLINA'S I-85/I-40 CORRIDOR



297,675 SF CLASS A
SORTATION CENTER

100% LEASED OFF FRESH 5-YEAR
RENEWAL & 3.00% ESCALATIONS

BEST-IN-CLASS TENANCY FEATURING
INVESTMENT-GRADE CREDIT

I-85/I-40 LOGISTICS LOCATION EQUIDISTANT
TO RALEIGH-DURHAM & GREENSBORO

TEASER





AMAZON RDU9 AT ALAMANCE RIDGE

100% LEASED, CLASS A LOGISTICS FACILITY FEATURING INVESTMENT-GRADE CREDIT

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, has been retained to market the opportunity to acquire the fee simple interest in **Amazon RDU9 at Alamance Ridge (the "Property" or "Offering")**, a 297,675 square foot Class A industrial facility located along North Carolina's coveted I-85/I-40 corridor. The Property is 100% leased to Amazon.com Services LLC with 5.5 years of remaining term and a full payment guaranty from Amazon.com Inc. (NASDAQ: AMZN), the world's largest multi-national online retailer with investment-grade credit ratings across all three (3) major credit rating agencies (Fitch: AA-; Moody's: A1; S&P: AA), providing investors with predictable cash flow backed by best-in-class tenancy.

Opened in 2021, Amazon's RDU9 facility operates as a state-of-the-art automated sortation center serving the Research Triangle and Triad regions. Strategically positioned along the I-85/I-40 corridor, the property capitalizes on direct access to the rapidly expanding consumer markets of both metropolitan areas. Amazon joins an impressive roster of blue-chip tenants to establish operations along this corridor, including UPS (1.0 MSF; \$316M investment), Walmart (1.1 MSF), and Lidl (±850,000 SF; \$125M investment). **Overall, Amazon RDU9 at Alamance Ridge presents investors with the opportunity to acquire a 100% leased, Class A distribution facility with seamless interstate connectivity and stable cash flow secured by investment-grade tenancy and above-market escalators at an attractive acquisition basis.**

INVESTMENT SUMMARY

Address	3875 Senator Ralph Scott Parkway Graham, North Carolina 27302
Year Built	2021
Total RBA	297,675 SF
Clear Height	32'
Occupancy	100%
Tenant	Amazon.com Services LLC
Guarantor	Amazon.com Inc (\$AMZN; S&P: AA)
Lease Term Remaining ¹	5.5 Years
Annual Escalations	3.00%

¹Assumes 10/1/2026 Analysis Start



INVESTMENT HIGHLIGHTS

INVESTMENT-GRADE CASH FLOW WITH STRONG CONTRACTUAL YIELD GROWTH

- 100% leased to Amazon.com Services LLC with 5.5 years of remaining term after a recent lease renewal, demonstrating the Tenant's commitment to the facility
- Full lease guaranty from parent entity Amazon.com Inc (NASDAQ: AMZN; S&P: AA; Fortune #2), one of the world's largest publicly traded companies with over \$716 billion in annual revenue and employing more than 1.5 million people worldwide
- Consistent yield expansion with 3.00% annual escalators, well above the market standard for newly executed Amazon leases

CLASS A VERSATILE CONSTRUCTION

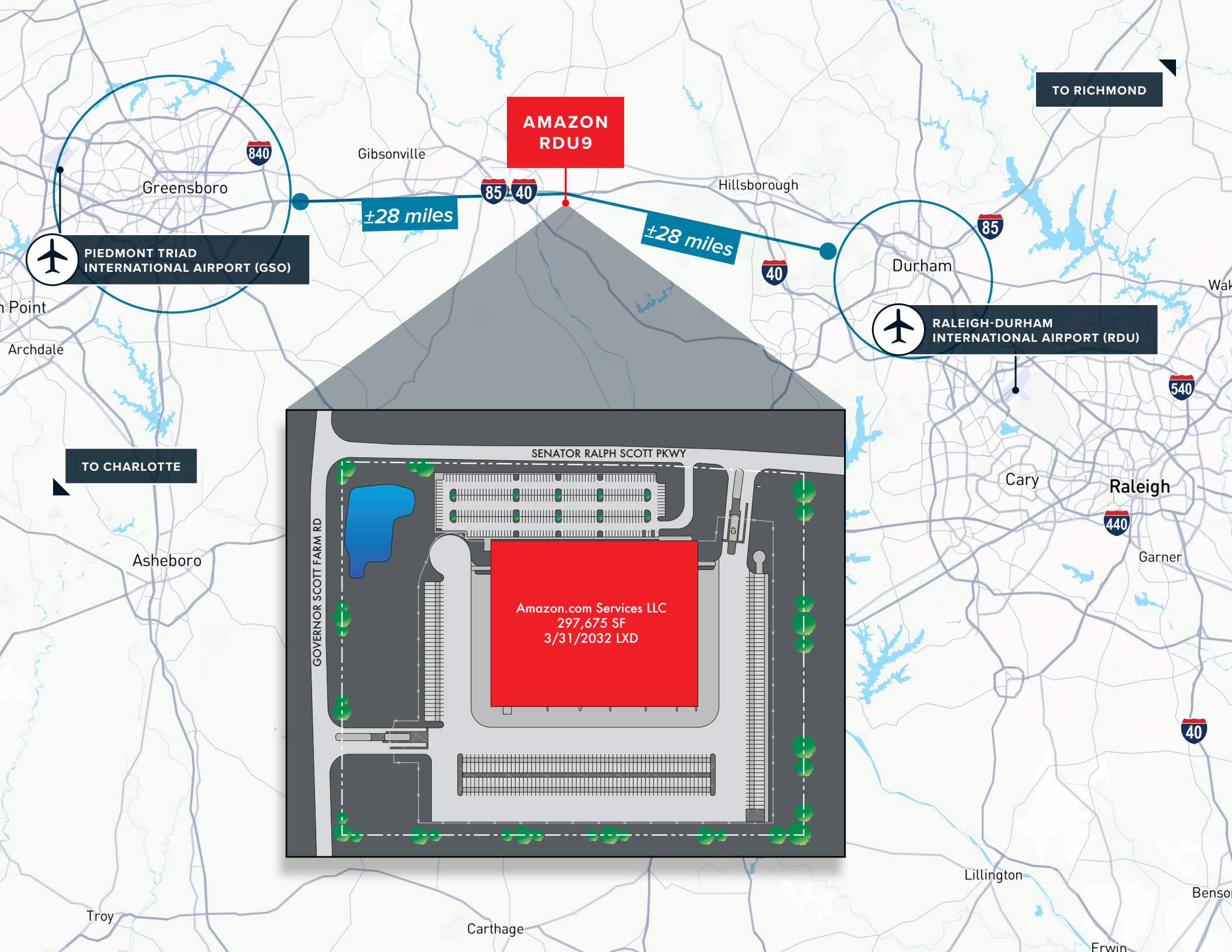
- Concrete wall construction featuring insulated precast panels
- 32' clear heights
- Fully secured truck court with guardhouse and surveillance system
- 214 trailer stalls with 343 auto parking spaces
- 45 mil TPO roof under manufacturer warranty through 2035

ADVANTAGEOUS LOGISTICS LOCATION

- Positioned approximately 2.5 miles from the I-85/I-40 corridor, offering direct connectivity to the high-growth Sunbelt markets of Raleigh-Durham, Greensboro-Winston-Salem, Charlotte and Atlanta
- Strategically located within fifty (50) miles of two (2) of the state's major international airports, including Piedmont Triad International Airport (39.8 mi) and Raleigh-Durham International Airport (40.1 mi)
- Access to over 3.6 million U.S. consumers within a 90-minute drive

DYNAMIC ECONOMIC FUNDAMENTALS

- Alamance County has continued to experience rapid economic transformation driven by a low-cost business environment, favorable tax incentives and strategic access along the I-85 and I-40 corridor
- Neighboring tenants within NC Commerce Park include UPS (1.0 MSF; \$316M investment), Walmart (1.1 MSF), Lidl (±850,000 SF; \$125M investment), among others
- Alamance County has seen more than \$433.8 million in economic announcements since 2022, creating more than 1,200 jobs for the local economy



**AMAZON
RDU9**

±28 miles

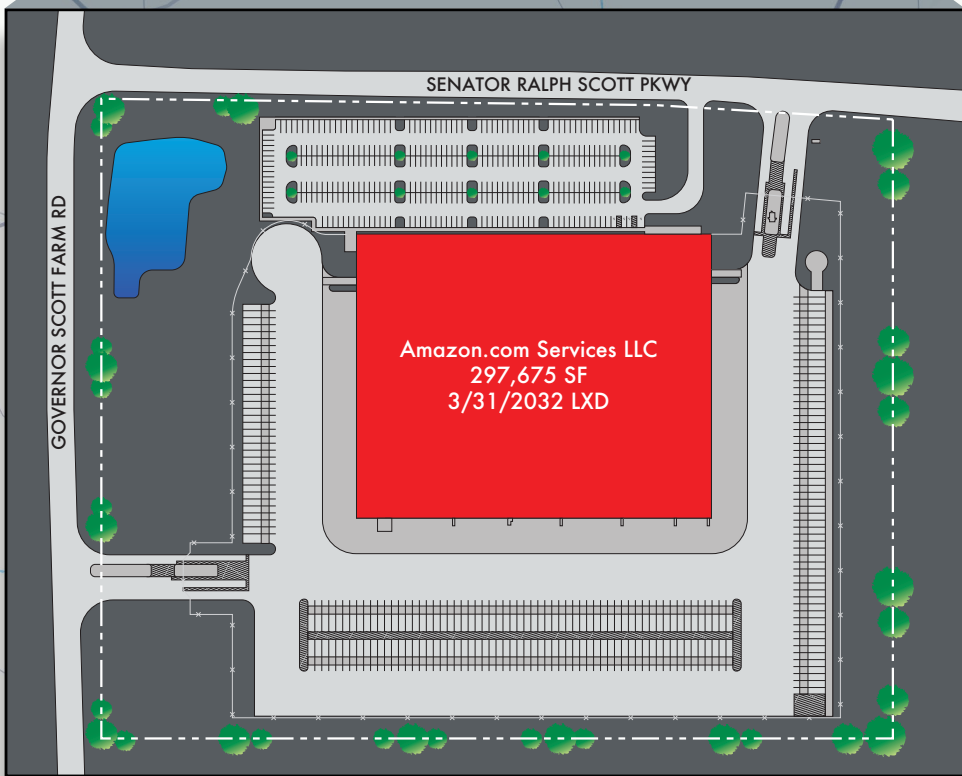
±28 miles

TO RICHMOND

PIEDMONT TRIAD
INTERNATIONAL AIRPORT (GSO)

RALEIGH-DURHAM
INTERNATIONAL AIRPORT (RDU)

TO CHARLOTTE



Asheboro

Cary

Raleigh

Garner

Troy

Carthage

Lillington

Erwin

Benson



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