CROSSROADS

INDUSTRIAL EAST & WEST

SOUTH BRUNSWICK TOWNSHIP, NEW JERSEY

CORE NEW JERSEY TURNPIKE EXIT 8A LOCATION

SHALLOW BAY INDUSTRIAL PRODUCT

PROVEN MARK-TO-MARKET TRACK RECORD

84% LEASED WITH NEAR TERM ROLL & 12% BELOW MARKET RENTS

JLL

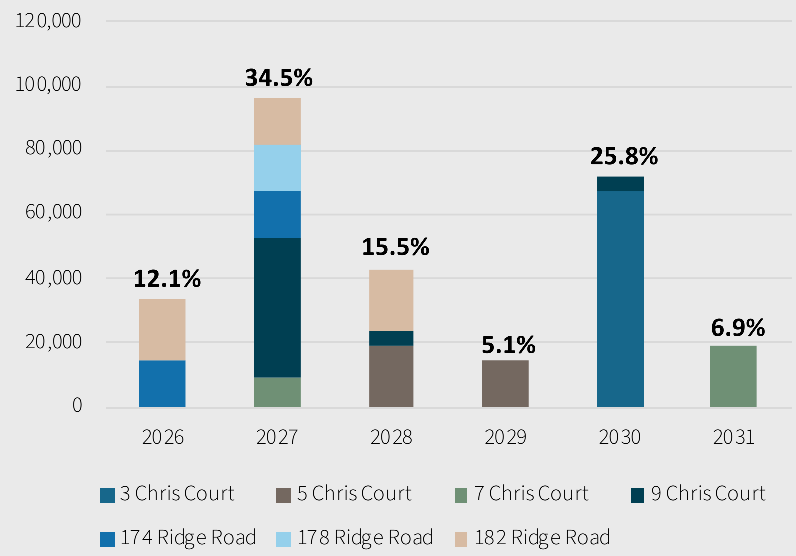
EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor to the owner, is pleased to present for sale **Crossroads Industrial East & West** ("the Portfolio"). The Portfolio consists of seven shallow-bay / light industrial logistics and distribution facilities totaling 330,859 SF and presents an investor with the opportunity to acquire a critical mass of in-fill industrial product at Exit 8A of the New Jersey Turnpike.

The Portfolio is 84% leased to a diversified tenant roster with 2.67 years of weighted average remaining lease term. **In-place rents are currently 12.3% below market and the tenants have an average tenure of 17.9 years, offering stable cash flow with the opportunity to capitalize on a proven mark-to-market track record**. 62% of the portfolio rolls to market within the first 3 years of an investors hold period, providing the ability to lease-up the existing vacancy and achieve a significant portion of the mark-to-market in the near term.

Furthermore, the Portfolio benefits from an advantageous design profile including 22' clear heights, ample loading ratio of 1 door per 4,938 SF and appropriate 13% average office finish. With an average building size of just 47,266 SF and a total of 25 suites, the Portfolio exemplifies ideal multi-tenant functionality in a high-performing subset of logistics and distribution product that has consistently maintained lease rate growth and remains largely insulated from supply-side pressure.

LEASE EXPIRATION SCHEDULE



PORTFOLIO SUMMARY

7	331K	13.2K	84.1%	18	17.9 Years	2.7 Years	12.3%
PROPERTIES	PORTFOLIO SIZE (SF)	AVG. SUITE SIZE (SF)	OCCUPANCY	TENANTS	AVG. TENANT TENURE	WEIGHTED AVG. LEASE TERM	BELOW MARKET IN-PLACE RENTS

INVESTMENT HIGHLIGHTS

ATTRACTIVE IN-PLACE CASH FLOW WITH IMMEDIATE OPPORTUNITY TO ADD VALUE

- 84% leased to 18 tenants with a weighted average remaining lease term of 2.67 years.
- Attractive contractual annual escalations averaging 3.42%.
- Average in-place rents are $14.42 PSF, a 12.32% discount from today's market rent of $16.43 PSF.
- 62% of the portfolio rolls to market in the first 3 years, providing the ability to achieve a significant portion of the mark-to-market in the near term.
- Existing 52,675 SF vacancy provides immediate value-add through the execution of an effective leasing strategy.

OPPORTUNITY TO ACQUIRE A CRITICAL MASS OF SHALLOW-BAY IN-FILL PRODUCT

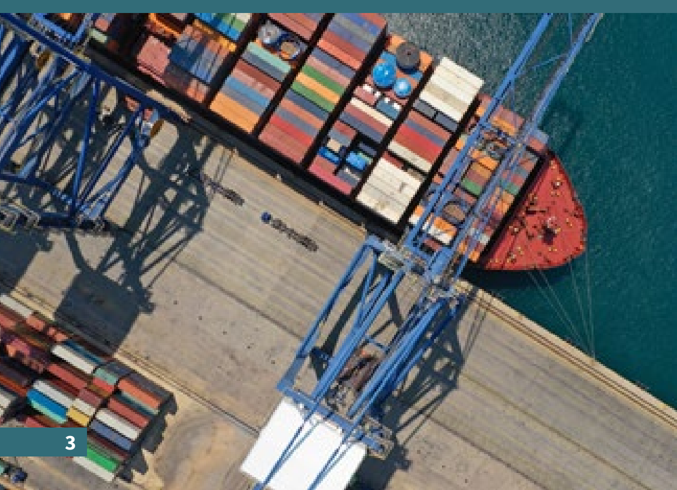
- Heightened replacement cost for small-format infill logistics facilities increases the rarity factor and provides an acquisition basis at a significant discount to duplication.
- Scarcity of new shallow-bay product is leaving tenants with limited alternatives, creating a competitive advantage for landlords to capitalize on growing rents in the region.
- **Shallow-bay class B rents at Exit 8/8A have eclipsed $17.00 PSF. Average asking rents have seen substantial increases, rising 47% since 2020 (8.4% YOY).**

UNPARALLELED DISTRIBUTION LOCATION

The Portfolio is situated at Exit 8A of the N.J. Turnpike providing immediate multi-directional access to the arterial highways of the region. Additionally, the Portfolio is located **35 miles from Newark Liberty International Airport** and **39 miles from the Port of Newark Elizabeth**, the largest Port on the East Coast, offering tenants connectivity to two of the largest shipping hubs in the country within a 45-minute drive time.

KEY DISTANCES

NJ Turnpike Exit 8A:	4 Miles
Interstate - 295 (Exit 57):	25 Miles
Newark Liberty Intl. Airport:	35 Miles
Port Newark / Elizabeth:	39 Miles
New York City:	45 Miles
Philadelphia:	54 Miles
Port of Philadelphia:	57 Miles
Philadelphia Intl. Airport	65 Miles



HISTORICAL OCCUPANCY WITH PROVEN MARK-TO-MARKET TRACK RECORD

- 18 tenants provide an investor with cash flow from a tenant base that stretches across a diverse range of industries, mitigating exposure to one industry.
- **17.9 years of average tenure and an impressive historical occupancy of 96% over the last 5 years.**
- Ability to retain tenants due to flexible building layouts that offer a wide array of unit sizes from 4,800 to 67,000 SF.
- Landlords continue to push rents as smaller footprint tenants have fewer alternatives in an extremely tight Exit 8A submarket.
- **Since the start of 2024, 11 tenants have executed a renewal or expansion at a 38.6% average rental rate increase over the expiring rent providing proof of concept.**

PROVEN MARKET RENT STORY

38.6%
AVERAGE MARK-TO-MARKET (SINCE 2024)

ISP Fuel Systems
Expansion
Sign Date: Apr-24
$16.00 Starting Rent
4.00% Escalations

MEGA FORTRIS GROUP
Renewal
Sign Date: Mar-24
$16.25 Starting Rent
3.75% Escalations

BETTER HOME FOR LESS
Expansion
Sign Date: Jun-24
$16.00 Starting Rent
4.00% Escalations

IGT
New Deal
Start Date: Sep-24
$16.40 Starting Rent
4.00% Escalations

Rosa Floors
Renewal
Sign Date: Nov-24
$16.40 Starting Rent
4.00% Escalations

Empire Marble & Granite
Renewal
Sign Date: Oct-24
$16.00 Starting Rent
3.50% Escalations

EVI
Renewal
Sign Date: Apr-25
$16.50 Starting Rent
4.00% Escalations

ALL Brunswick Moving & Storage
Renewal
Sign Date: Jul-25
$16.50 Starting Rent
3.50% Escalations

Monroe Graphic Service
Renewal
Sign Date: Nov-25
$16.35 Starting Rent
4.00% Escalations

ISP Fuel Systems
Expansion
Signed Date: Jan-26
$16.64 Starting Rent
4.00% Escalations

rocket pharma
Renewal
Signed Date: Apr-26
$16.95 Starting Rent
3.75% Escalations

MAXTECH
Renewal
Signed Date: Jul-26
$17.75 Starting Rent
(12-Month Deal)

2024 **2025** **2025**

EXIT 8 / 8A INDUSTRIAL SUBMARKET

236
PROPERTIES

72.1 M SF
TOTAL INVENTORY

9.8%
YOY OVERALL RENT GROWTH
(SINCE 2020)

5.60%
OVERALL VACANCY

+6.02M SF
TOTAL ABSORPTION
(2020 - Q2 2026)

911.7K SF
AVERAGE ANNUAL NET ABSORPTION
(SINCE 2020)

13.3M SF
ACTIVE TENANT REQUIREMENTS
(CENTRAL NEW JERSEY)

Note: *Overall data is inclusive of both Class A and B industrial product in the Exit 8 / 8A submarket.*

INSTITUTIONAL OWNERSHIP & BRAND NAME TENANCY AT EXIT 8/8A

MAJOR INSTITUTIONAL OWNERS

AFFINIUS CAPITAL, ARES, BGO, Brookfield, CenterPoint, CLARION PARTNERS, EQT, LBA Logistics, LINK, Morgan Stanley, Principal Asset Management, PROLOGIS, TA REALTY

BRAND NAME TENANCY

amazon, Canon, COSTCO WHOLESALE, Crate&Barrel, FedEx, THE HOME DEPOT, HYUNDAI, KUEHNE+NAGEL, petco, ups, VW, wayfair, WILLIAMS SONOMA

TRANSACTION LEADS

Ryan Cottone
Senior Director
+1 610.733.5271
ryan.cottone@jll.com

Jason Lundy
Managing Director
+1 732.850.5326
jason.lundy@jll.com

Nick Stefans
Managing Director
+1 908.202.3180
nicholas.stefans@jll.com

INDUSTRIAL BROKERAGE

Matt Kemery
Managing Director
+1 856.340.6842
matt.kemery@jll.com

Nate Demetsky
Vice Chairman
+1 609.672.3163
nate.demetsky@jll.com

DEBT GUIDANCE

Chad Orcutt
Senior Managing Director
+1 610.909.6484
chad.orcutt@jll.com

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