I-210 LOGISTICS CENTER

RIALTO, CA

CLASS A, CROSS-DOCK INDUSTRIAL FACILITY TOTALING 718,025 SF

MISSION-CRITICAL FACILITY FOR AN INVESTMENT GRADE TENANT

100% LEASED WITH 3.3 YRS OF WALT BACKED BY 12 YRS OF ENTRENCHED TENURE

STRONG IN-PLACE CASH FLOW

UNIQUE OFFERING OF SCALE IN THE INLAND EMPIRE

TEASER

JLL

THE OFFERING

CLASS A, CROSS-DOCK, 100% LEASED TO A HEAVILY EMBEDDED INVESTMENT GRADE TENANT

JLL Industrial Capital Markets, serving as the exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in the **I-210 Logistics Center (the "Property")**, a ±718,025 SF, Class A, cross-dock industrial facility located in Rialto, CA, within the Inland Empire West — one of the premier industrial markets in the nation. The Inland Empire posted its strongest quarter of new leasing on record in Q2 2026, totaling 15.5M SF. This was driven by robust mega-box demand, resulting in a 70 bps decline in total vacancy, a clear signal of tightening fundamentals.

The Property is 100% leased with 3.3 years of WALT to DP World, the investment-grade (Fitch: BBB+; Moody's: Baa2) Dubai-based logistics group that moves roughly 10% of global trade daily across 85 countries and generated $24.4B of revenue in 2025. Operations at the Property are exclusively focused on servicing a Fortune 5 customer, which posted $416B in FY2025 revenue. The facility has been servicing this customer since 2014 as a fulfillment center shipping electronic products nationwide directly to the customer's retail stores and, via its Authorized Operator/Seller channel, to third-party resellers including T-Mobile and Walmart.

The facility houses a significant investment from the tenant in the form of proprietary material handling equipment. The tenant and its Fortune 5 customer plan to invest in a phased automation build-out over the coming years, a capital commitment that outlasts the current lease term and signals its intent to remain supported by the facility long-term. Further, the customer recently brought in DP World to run the facility through a lease assignment, reinforcing the mission-critical role this Property plays in its distribution network.

With a strong in-place cash flow, an investment-grade tenant, the historical use of the facility servicing a top-tier customer, fresh capital investment, and an attractive acquisition basis, the I-210 Logistics Center offers investors a rare opportunity to acquire a Class A, gateway market asset with significant yield and a high tenant renewal probability.

INVESTMENT SUMMARY

Address	1710 W Baseline Rd, Rialto, CA
Submarket	Inland Empire West
Square Feet	718,025 SF
Year Built	2014
Clear Height	32'-36'
Occupancy	100%
WALT (as of Nov 2026)	3.3 Yrs
Tenant	DP World Tech US LLC (wholly owned subsidiary of DP World) Fitch: BBB+; Moody's: Baa2
Annual Escalations	4.00%
In-Place Rent	$1.41 PSF/Mo NNN
Renewal Options	Two (2), five-year renewal options at Fair Market Rent

PROPERTY OVERVIEW

Clear Height	32'-36'
Building Size	718,025 SF
Dock Doors	112 DH / 4 GL
Office SF	14,420 (2.0%)
Sprinklers	ESFR

INVESTMENT HIGHLIGHTS

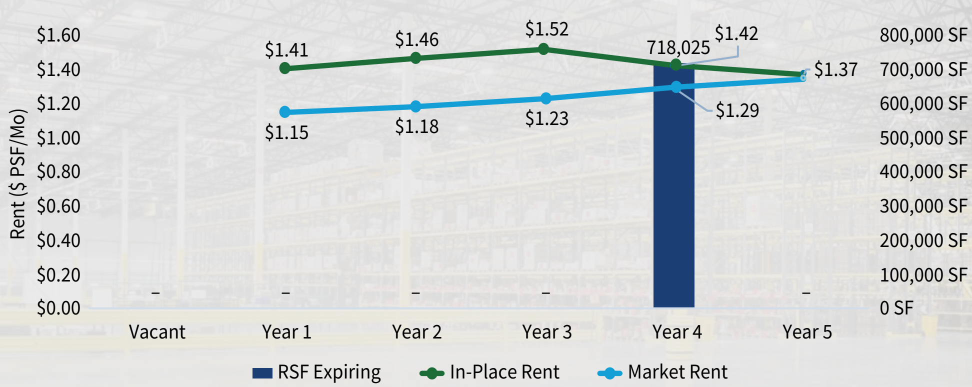
MISSION-CRITICAL FACILITY WITH IG TENANCY BOASTING A HIGH RENEWAL PROBABILITY

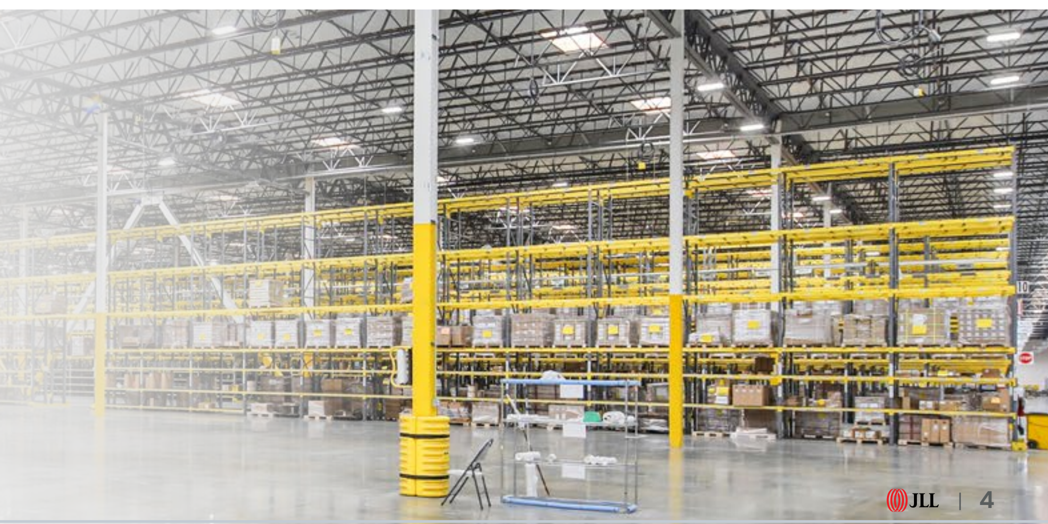
- 100% leased to DP World, a global third-party logistics operator carrying investment-grade credit ratings of BBB+ (Fitch) and Baa2 (Moody's), moving ±10% of global trade daily across a 110M TEU network spanning 85 countries, with $24.4B in revenue (up 22% YoY).
- DP World's Americas region generated $3.4B in 2025 revenue, supported by a 16,500+ employee workforce operating across 13 countries, with a logistics network spanning 90+ locations — complemented by 40+ freight forwarding offices and port/terminal operations handling 11M TEU capacity.
- The Property has been servicing a Fortune 5 customer since 2014, reflecting the durability of the Site's use as a critical fulfillment facility within its supply chain.
- The tenant and its customer plan to invest significantly in a phased automation and modernization of inventory control and shipping at the Property, a capital commitment that reinforces the tenant's intent to remain long-term.
- The tenure of this facility servicing this customer and the planned capital investment, further anchoring the tenant to the Site, create a strong opportunity to blend and extend the current lease, potentially securing a long-term direct extension with DP World ahead of expiration.
- The Property functions as one of the customer's key West Coast distribution facilities, warehousing and distributing a range of consumer electronics products throughout the U.S. and internationally.

STRONG GOING-IN YIELD AND OFFERED SIGNIFICANTLY BELOW PEAK MARKET PRICING

- In-place rents are above market, allowing investors to capture a high yield immediately upon acquisition.
- Ideal 3.3 years of WALT remaining, allowing for market recovery and future rent growth.
- Rents have corrected by 10-30% from SoCal's peak and the decline is now moderating, with cases of increase and signs of market stabilization.
- ±35% below peak market pricing in the Inland Empire for assets 500K+ SF.

LEASE EXPIRATION SCHEDULE





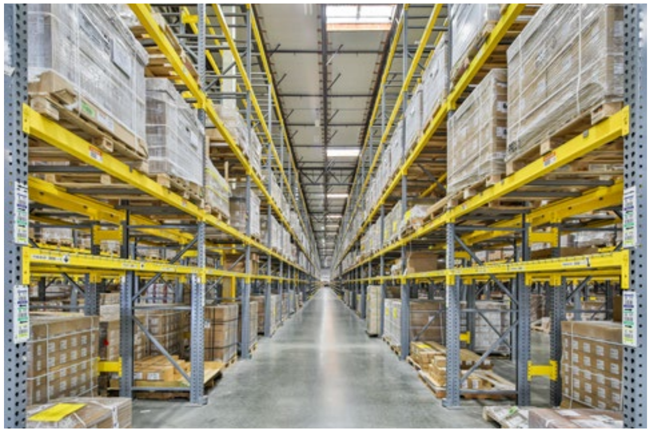
INVESTMENT HIGHLIGHTS CONT.

CLASS A, BIG BOX NATURE WITH A LIMITED FUTURE COMPETITIVE PIPELINE

- Institutionally maintained, Class A, cross-dock industrial facility featuring 112 dock-high doors, 2,000 amps of power (4,000 amp UGPS), ESFR sprinklers, LED lighting, gated 185'–344' truck courts, and ample trailer and auto parking.
- Buildings 500K+ SF have posted a 10-year rent growth CAGR of 11.7% in the IEW and 9.3% in the IEE.
- The 700-900K SF size segment is the tightest in the market, with vacancy at 3.6% 2026 YTD, down 360 bps from 2025 and 450 bps tighter than the broader IE. This constraint is further supported by 2.1M SF of positive net absorption and no new deliveries YTD.
- There are no buildings under construction in the 700-899K SF size segment, underscoring a constrained pipeline for assets of this scale, with only three buildings currently available for lease in the 700-799K SF size segment.
- Leasing velocity in the segment is accelerating, with two leases already signed in the 700–799K SF segment as of H1 2026, matching the strongest full year of the last five and already doubling the five-year average, with two quarters still remaining to surpass it.

REBOUNDING INLAND EMPIRE INDUSTRIAL MARKET

- Q2 2026 was the strongest quarter on record for new Inland Empire leasing at 15.5M SF signed, bringing YTD gross absorption to 22.6M SF, a record first half for the market.
- The Inland Empire posted 5.6M SF of positive net absorption in Q2 2026 alone, with total vacancy declining 70 bps to 8.1%, marking one of the market's strongest demand cycles on record and the first time in four years that net absorption has outpaced construction deliveries.
- June 2026 was the single largest leasing month in Inland Empire history at ±7.5M SF signed across ±15 new deals over 100K SF (7 West, 8 East), surpassing the prior record set in December 2021.
- Demand was anchored by mega-box 3PL, retail, and consumer goods occupiers, with several transactions exceeding 400,000 SF, directly aligned with this Property's scale and use.
- The under-construction pipeline of 13.1M SF remains well below the historical quarterly average of 21.8M SF, a structural constraint expected to continue tightening fundamentals through year-end.
- In the 500,000+ SF segment specifically, new deal activity (inclusive of subleases over 12 months and user sales) has already reached 16 deals in 2026, matching the full-year 2025 total of 16 deals.



INVESTMENT HIGHLIGHTS CONT.

STRATEGIC INLAND EMPIRE LOCATION

- Highly regarded logistics neighborhood anchored by blue-chip tenancy, including Amazon, Target, Porsche, UPS, and Western Post, among others.
- Core location ±1.1 miles from CA-66 and ±1.5 miles from CA-210, with connectivity to I-15 and I-215 within ±6.5 miles, allowing for seamless servicing to the broader Southern California region and beyond to the West Coast.
- Proximate access to the twin Ports of Los Angeles and Long Beach, ranked the #1 and #2 container ports in the Western Hemisphere for over 26 consecutive years.
- Two international airports located within ±15 miles, Ontario and San Bernardino International Airports, with Ontario alone delivering over 835,000 tons of freight in 2025 and San Bernardino contributing an additional 225,500 tons.
- Eight BNSF and Union Pacific intermodal rail yards within ±70 miles, optimizing supply chain logistics and driving tenant demand.
- The Property's cross-dock design, receiving product on the east side and shipping on the west side, mirrors the Inland Empire's multi-modal freight flow, allowing the tenant to efficiently receive goods from the region's nearby ports and airports and distribute them across its domestic and international network.


Farmer Brothers Coffee
Turner's Outdoorsman
Handgards Inc
M-Kite
Amazon
Communications
Test Design Inc
Niagara Bottling
Western Post
DCG Fulfillment
Porsche Cars
North America
Magnolia
Foods Rialto
Solomon
Colors
Niagara Bottling
Medline Industries
LOCUST AVE
Monster Energy
Amazon
Miss G
Trading
Ricoh USA Inc / Performance Team
Allen Distribution
Kellogg's APL Logistics
N MAPLE AVE
W BASELINE RD

INLAND EMPIRE INDUSTRIAL MARKET OVERVIEW

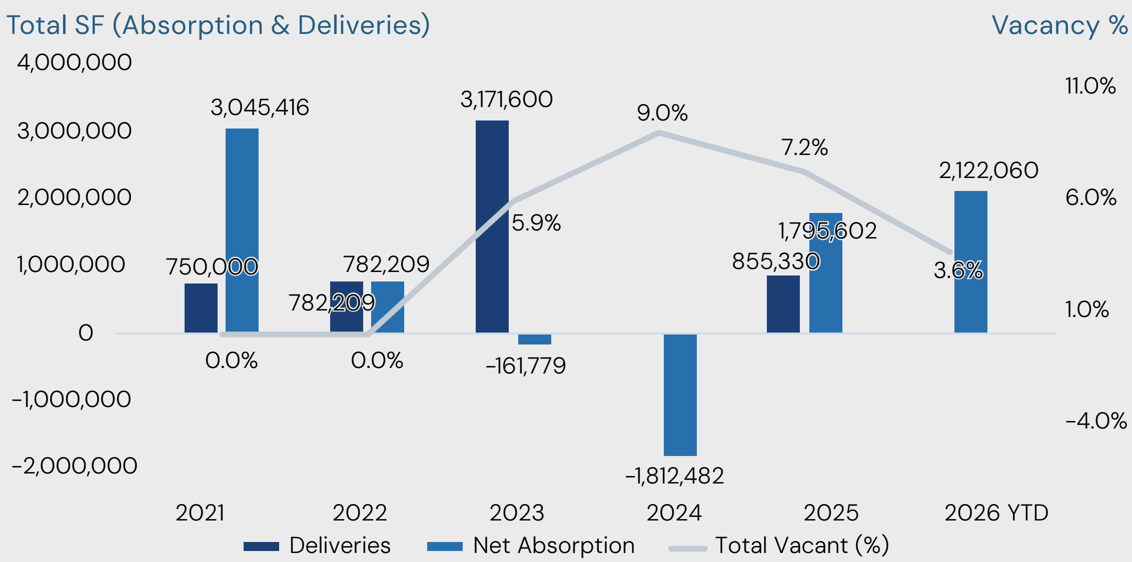
The Inland Empire, located east of Los Angeles, serves as an integral part of the Southern California economy, boasting exceptional regional accessibility, a highly skilled workforce, and a vast consumer market. The region's industrial inventory totals approximately 696.1 million square feet, with 92.4% dedicated to warehouse and distribution use, a testament to the region's continued prominence as a premier logistics hub for the western United States.

The Inland Empire industrial market closed Q2 2026 with a historic milestone: June 2026 recorded the single largest leasing month in the market's history at 7.5M SF across 15 transactions of 100K SF+ — surpassing the prior record of ±5.0M SF set in December 2021 — with activity split roughly evenly between IE East (eight deals) and IE West (seven deals). This capped the strongest quarter on record for the market overall, with 15.5M SF of new leases signed in Q2 and YTD gross absorption reaching a record 22.6M SF. Demand was anchored by mega-box activity from third-party logistics, retail, and consumer goods occupiers, with several transactions exceeding 400K SF — consistent with the subject property's large-format profile — while net absorption of 5.6M SF drove total vacancy down 70 basis points to 8.1%. Leasing velocity also outpaced long-term norms at scale: 2026 had already matched or exceeded full-year averages in the 500K SF+ segment by mid-year (six deals vs. a three-deal average) and in the 800K SF+ segment (two deals, matching the annual benchmark).

On the supply side, total inventory under construction declined year-over-year from 15.21M SF in Q2 2025 to 13.09M SF in Q2 2026, reflecting developer discipline even as demand accelerated. New deliveries were similarly limited, with just 1.1M SF completed in Q2 (3.1M SF YTD), and the current under-construction pipeline of 13.1M SF sits well below the market's historical quarterly average of 21.8M SF. Notably, YTD net absorption has now outpaced construction deliveries for the first time in four years, marking an inflection point toward tighter fundamentals.

HISTORICAL DELIVERIES, NET ABSORPTION, AND VACANCY

Inland Empire (700,000 – 899,999 SF)



INLAND EMPIRE

(SOURCE: JLL RESEARCH, Q2 2026)

±643M SF WHSE/DISTRIBUTION INVENTORY	**8.1%** VACANCY RATE (DOWN 70 BPS QOQ)
±5.6M SF QUARTERLY NET ABSORPTION	**±22.6M SF** YTD GROSS ABSORPTION

STRONGEST LEASING QUARTER ON RECORD

15.5M SF OF NEW LEASES SIGNED

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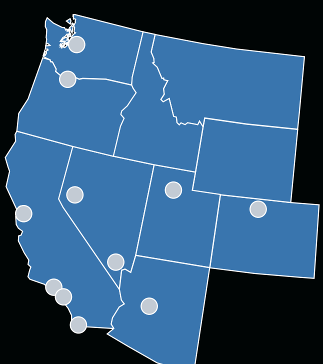

REAL ESTATE CAPITAL MARKETS SOLUTIONS DELIVERED NATIONWIDE - FROM STRATEGY TO EXECUTION.

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