

FOUR HANDS

NATIONAL DISTRIBUTION
HEADQUARTERS

Austin, TX MSA

JLL | OFFERING SUMMARY



AIRPORT LOGISTICS CENTER

Austin, TX

806,229
SQUARE FEET

100% LEASED
SINGLE TENANT PARK

CLASS AA
CONSTRUCTION

5.1 YEAR
WALT

SE AUSTIN
SUBMARKET

EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire a fee simple interest in Airport Logistics Center (the "Property"), a two-building, 806,229 SF logistics center in southeast Austin, TX. Developed in 2024 by Dalfen Industrial to institutional grade standards, the Property is 100% leased to Four Hands on a staggered rollover with a 5.1-year WALT. Four Hands is a wholesale furniture, décor, and home furnishings distributor headquartered in Austin, Texas and Airport Logistics operates as their global distribution headquarters. The Property's prime location on SH 130 in close proximity to Austin Bergstrom International Airport and the Tesla Gigafactory provides significant advantages for users and investors, as well as immediate access to I-35 Corridor via SH 130 which offers direct highway connectivity between Mexico, San Antonio, Austin, DFW and points north. Airport Logistics Center is an ideal opportunity for investors to acquire scale in a premium location with strong cash flow from a secure, national tenant.

PROPERTY OVERVIEW

ADDRESS	6106 Ross Road Del Valle, TX 78617
SQUARE FEET	806,229 SF
SUBMARKET	Southeast
# OF BUILDINGS	2 Buildings
BUILDING CONFIGURATION	Rear-Load (Bldg. 1) Cross-Dock (Bldg. 2)
OCCUPANCY	100%
TENANT	Four Hands
YEAR BUILT	2024
WALT	5.1 Years
CLEAR HEIGHT	36'
SITE AREA	64.024 Acres





INVESTMENT HIGHLIGHTS



Class AA New
Construction Quality
with Institutional
Grade Logistics
Features



100% Leased to
Four Hands,
A Strong National
Private Credit Tenant



Airport Logistics is
Four Hand's Global
Distribution
Headquarters
Resulting in a Highly
Committed Tenant



5.1-Years WALT
with 3.57%
Average Annual
Increases



Located in
Austin's
Premier Institutional
Southeast Submarket



CLASS AA INSTITUTIONAL GRADE FACILITY

Airport Logistics Center offers unparalleled accessibility on SH 130 and cutting-edge specifications tailored to meet diverse tenant needs across a flexible site plan. This premier Southeast Austin logistics center boasts an impressive array of high-quality amenities, positioning itself at the top of the market with modern, well-maintained features.

BUILDING 1:

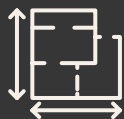
- 235,740 SF
- 36' Clear Height
- 219 Car Parks
- 36 Dock Doors
- 36 Dock Levelers
- 73 Trailer Parks

BUILDING 2:

- 570,489 SF
- 36' Clear Height
- 220 Car Parks
- 106 Dock Doors
- 70 Dock Levelers
- 146 Trailer Parks



2024
CONSTRUCTION



FLEXIBLE SITE PLAN
WITH REAR-LOAD AND CROSS-DOCK CONFIGURATIONS



MULTIPLE STOREFRONTS
TO SUPPORT POTENTIAL
MULTI-TENANT LEASE UP



ABOVE MARKET
PARK CIRCULATION



2 POINTS OF ACCESS
OFFERING FRONT AND REAR
INGRESS/EGRESS



185'
TRUCK COURT DEPTHS



36'
CLEAR HEIGHTS



0.8%
OFFICE FINISH



219
TRAILER PARKING



56' X 50'
COLUMN SPACING
(60' Speed Bays)



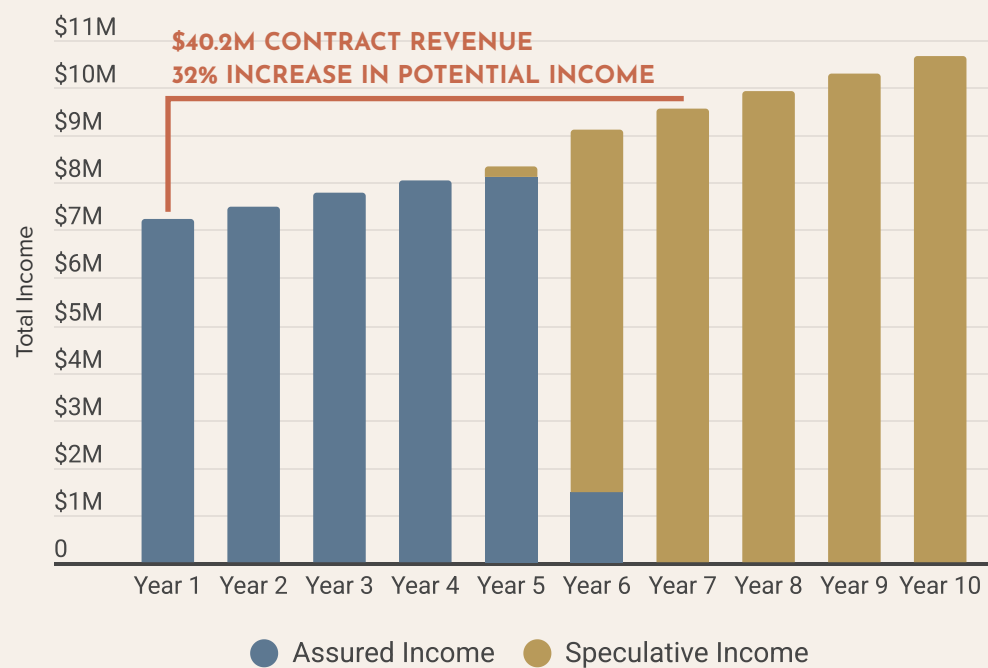
106
PIT LEVELERS

STABLE CASH FLOW WITH UPSIDE POTENTIAL

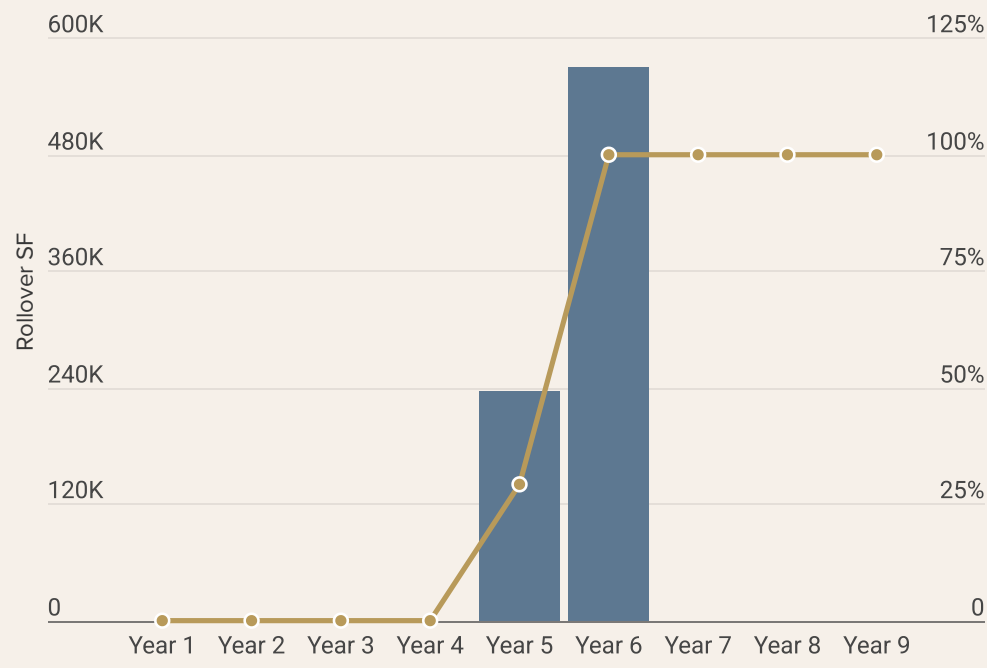
With stable cash flow that boasts \$40.2 million of contractual rental income and 5.1 years of WALT, investors benefit from substantial secure cash flow with 3.57% average annual rent escalations. Rents are currently 9% below market offering a mark-to-market opportunity upon tenant rollover. Additionally, due to the diversified building configuration and staggered rollover, downtime risk is significantly mitigated.



STABLE CASH FLOW WITH UPSIDE POTENTIAL



STAGGERED ROLLOVER



FOUR HANDS

A GLOBAL FURNITURE COMPANY

Four Hands is a wholesale furniture, décor, and home furnishings distributor headquartered in Austin, Texas. Founded in 1996, the company has a 30-year history of growth and increasing market share. The company designs products in-house, here in Austin, sources product globally and distributes to a broad customer base of large national retail chains, independent regional retailers, and interior designers out of their Flagship store in Southeast Austin. The company maintains international offices in China, India, Vietnam, Mexico, and Indonesia, and shows products in showrooms in High Point, North Carolina and Las Vegas, Nevada in addition to their flagship store in Southeast Austin.

- Globally Manufactured / Austin Designed & Distributed
- 6,000+ Styles
- 98% Product in stock or ready to ship in 90 Days
- 40,000+ Trade customers across the industry
- 11 Countries with manufacturing partnerships and Four Hands offices
- Four Hands is a 15-Time Honoree of the prestigious Inc. 5000 list of American companies with 102% three-year revenue growth. – *Inc. 5000*



806,229 SF



LXD Nov-2031 (Bldg. 1)



LXD Mar-2032 (Bldg. 2)



5.1 Year WALT



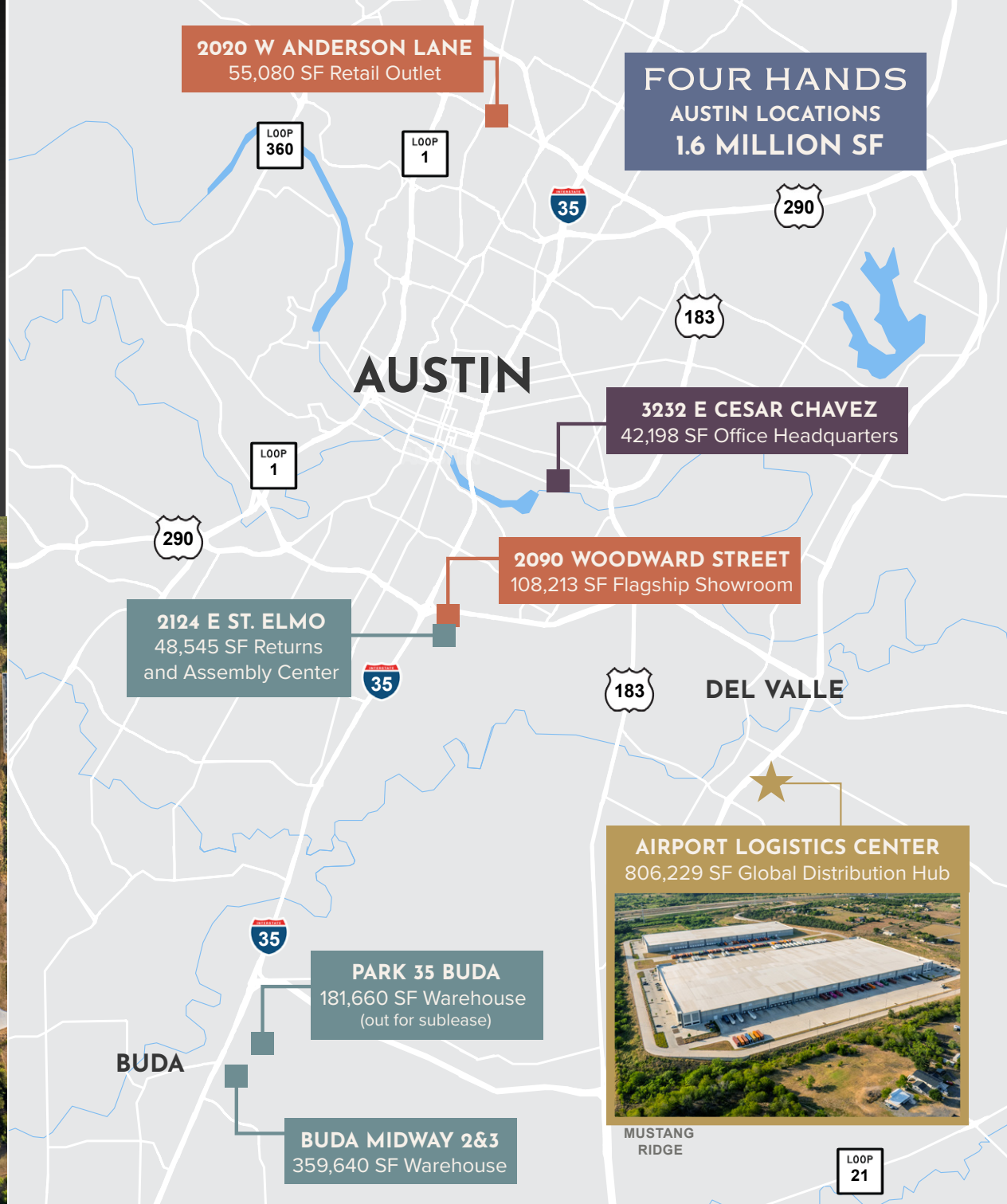
3.57% Avg. Annual Rent Increases



9% below Market

COMMITTED TO AUSTIN

Founded in Austin 30 years ago, Four Hands maintains deep local roots with over 1.6 million square feet of leased space across the region. The leases at Airport Logistics Center represent half of this footprint and consolidate multiple warehouse and distribution locations, including the Park 35 facility in Buda. Serving as the company's Distribution Headquarters, the Property is strategically positioned near the corporate headquarters to the north, the main showroom to the west, and the retail outlet at Furniture Row in north central Austin.



SOUTHEAST AUSTIN IS THE BACKBONE OF AUSTIN'S INDUSTRIAL MARKET

The Southeast Austin industrial market is defined by superior highway accessibility and robust demand drivers. Airport Logistics Center sits immediately south of Austin-Bergstrom International Airport on State Highway 130, offering seamless connectivity to all major Central Texas corridors including US 71, US 183, SH 45, IH 35, and US 290. This positioning provides efficient access to the greater metro area and the broader Texas Triangle. The Property also benefits from proximity to the Tesla Gigafactory to the north and the rapidly growing Bastrop market to the east.

SOUTHEAST AUSTIN MARKET HIGHLIGHTS

- **Largest Concentration of Institutional Owners in Austin**
- **2.5 Million SF of signed and pending leases since Q1 2026**
- **5.4% Average Annual Rent Growth (10-yr avg.)**
- **117% Inventory Increase (past 10 Years)**



TRAVEL TIME	MILES	MINUTES
SH 130	0.5 miles	1 min
US 183	5 miles	9 min
US 71	3 miles	5 min
Tesla Gigafactory	5 miles	6 min
Austin Bergstrom International Airport	6 miles	8 min
Four Hands Office HQ	9 miles	13 min
Four Hands Austin Showroom	11 miles	17 min
IH 35	11 miles	14 min
Four Hands Austin Outlet	19 miles	24 min
Bastrop	24 miles	30 min
San Antonio	91 miles	1 hr. 25 min
Houston	156 miles	2 hrs. 40 min
Dallas	204 miles	3 hrs.
Four Hands North Carolina Showroom	1226 miles	19 hrs.
Four Hands Las Vegas Showroom	1291 miles	19 hrs. 26 min.



MAJOR OWNERS:



MAJOR TENANTS:



INVESTMENT MERITS



**BY 2027,
US E-COMMERCE
SPENDING IS
EXPECTED TO REACH
\$1.72 TRILLION**

25 Million
within 5 hours

FOUR HANDS
NATIONAL DISTRIBUTION FACILITY



TEXAS TRIANGLE

**IDEAL DISTRIBUTION FACILITY LOCATION WITHIN REACH OF
25 MILLION RESIDENTS**

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Property's 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 Dallas-Fort Worth, 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 economic output would rank among the world's 15 largest economies.

EMERGING AUSTIN-SAN ANTONIO METROPOLIS

**ANCHORED BY THE 2ND AND 6TH FASTEST GROWING CITIES
IN THE U.S.**

The roughly 80-mile stretch of Interstate 35 connecting the Austin-Round Rock MSA to the San Antonio-New Braunfels MSA is among the fastest growing corridors in the nation. The area is made up of 8 counties that are home to more than 4.9 million residents and is expected to grow to 5.4 million residents over the next 5 years. The Austin-Round Rock MSA (2.5 million residents) is experiencing 184 new residents daily and is projected to grow 10% over the next 5 years. The San Antonio-New Braunfels MSA (2.6 million residents) is seeing 130 new residents per day, and has seen 18% population growth since 2013, with a cost of living 8% below the national average.

U.S.-MEXICO-CANADA TRADE AGREEMENT MORE THAN \$1.2T IN TRADE BETWEEN THE NORTH AMERICAN NATIONS

Signed in 2018, the USMCA Trade Agreement replaced NAFTA, which saw nearly 48% of trade originate or destined for Texas, while preserving the complex supply chains established by the former trade agreement. With the 10th largest economy in the world and the second largest labor pool in the U.S. with 14 million workers, Texas is positioned to be one of the primary beneficiaries of the new USMCA agreement as more parts are sourced from North America and cross-border transportation of goods before final assembly increases to meet the agreement's new requirements. In 2023, Mexico did more trade with the U.S. than ever and once again ranked as the country's #1 trade partner. Furthermore, Port Laredo now ranks as the #1 international trade port in the U.S., beating out large cities like Chicago and Los Angeles.

30 FOUR HANDS

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Austin, Texas MSA

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