



3727 Global Way,
San Antonio, TX 78235

BROOKS GLOBAL CROSSING

BLDG 2



150,212

SQUARE FEET

CLASS-A

ADVANCED
MANUFACTURING FACILITY

13 YRS

WALT

100%

LEASED

2024

CONSTRUCTION



SIMWON AMERICA

EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire a leasehold interest in Brooks Global Crossing Bldg. 2 (the "Property"), 150,212 SF advanced manufacturing building in Brooks Redevelopment in San Antonio, TX. The Property is 100% leased to Simwon, NA Corp ("Simwon") for 13 years. Simwon is an international auto parts manufacturing company and operates as the first step in the Tesla supply chain in Central Texas. The institutional quality asset is highlighted by its 98,800 SF manufacturing area with 60' clear ceiling heights, three 40-ton cranes, and 103' of column-free depth. Strategically positioned at Loop 410 and I-37, the property offers direct highway connectivity between Mexico, San Antonio and Austin.

The Property offers investors a rare opportunity to acquire a core advanced manufacturing building critical to the Tesla supply chain with secure cash flow for 13 years with contractual 2.75% annual rent increases and the potential to increase value through a 50,000 SF expansion opportunity.



3727 GLOBAL WAY SAN ANTONIO, TX 78235	150,212 SF	50,000 SF EXPANSION OPTION	100% OCCUPANCY	32' - 60' CLEAR HEIGHT
2024 CONSTRUCTION	6,000 AMPS	13 YEARS WALT	9% OFFICE	CRANE SERVED

60' CLEAR HEIGHT

INVESTMENT HIGHLIGHTS



100% LEASED



13 YEARS OF WALT



HEAVY POWER 6,000
AMPS



CRANE SERVED:
3, 40-TON CRANES



50,000 SF
EXPANSION OPTION



MISSION CRITICAL |
ADVANCED MANUFACTURING



\$20M+ TENANT
INVESTMENT



SUPERIOR ACCESS
TO I-35 CORRIDOR



NO REAL
ESTATE TAXES



SIMWON AMERICA
150,212 SF

Potential 50,000 SF
warehouse expansion

190'

180'



SIMWON NA: A GLOBAL AUTO PARTS MANUFACTURER

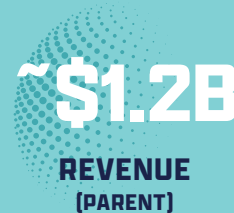
Simwon NA, Corp. is a Tier-1 automotive supplier specializing in press-hardened (hot-stamped) body structures and doors for electric vehicles. The Brooks site is a critical, early-stage component of the Tesla Gigafactory supply chain, delivering high-strength body components on a just-in-time basis. Simwon NA is part of the global MS Autotech / Myoung Shin Industry group, a publicly traded South Korean manufacturer founded in 1982 with operations across Korea, China, and the United States. Backed by proprietary hot-stamping technology and a multi-plant global footprint, Simwon NA is well positioned to grow alongside rising EV production in Texas.

TENANT SIGNATORY	SIMWON NA CORP
INITIAL SF	150,212 SF
COMMENCEMENT DATE	AUG-24
EXPIRATION DATE	NOV-39
WALT	13 YEARS
RENT BUMPS	2.75% ANNUALLY
OPTIONS	ONE (1) 10-YR FMV RENEWAL OPTIONS ABILITY TO EXPAND BLDG. BY 50,000 SF



MISSION CRITICAL LOCATION
WITH SECURE CASH FLOW

The property boasts a weighted average lease term of 13 years with annual contractual rent bumps of 2.75%, providing strong long-term income stability. As Simwon's newest facility, it serves as a mission critical advanced manufacturing and represents a substantial tenant investment in excess of \$20 million. These improvements add significant value to the property and strengthen Simwon's attachment to the site. Additionally, the building offers significant value-add potential with the ability to expand the space by 50,000 square feet, offering a rare ability to increase NOI on a core opportunity.



NO REAL ESTATE TAXES

The Property is on a Ground Lease through August 2099 from the Brooks Development Authority, which is exempt from Property Taxes. The Lease charges an "Infrastructure Fee" of \$1.50 in lieu of real estate taxes, of which \$0.80 PSF is used for the Ground Lease Payment, allowing ownership to collect a net effective rent \$0.70 above the base rent. Taxes on comparable properties would be in excess of \$2.25 PSF, giving Brooks Global a competitive advantage in the market. It is important to note that the ground lease can convert to fee simple in the future, but this would trigger a requirement to pay real estate taxes moving forward.



TRAVEL TIME	MILES	MINUTES
LOOP 410	1.0 MILES	2 MIN
IH-37	1.2 MILES	2 MIN
DOWNTOWN SAN ANTONIO	8.5 MILES	17 MIN
IH-35	9.0 MILES	13 MIN
SAN ANTONIO INTERNATIONAL AIRPORT	15.2 MILES	19 MIN
TESLA - KYLE 35	62.5 MILES	65 MIN
TESLA GIGAFACTORY	97.6 MILES	89 MIN

IRREPLACEABLE ADVANCED MANUFACTURING FACILITY

This irreplaceable advanced manufacturing facility features exceptional specifications designed for heavy industrial production. The building boasts clear heights of 60 feet in the production area and 32 feet in the warehouse area, providing ample vertical capacity for large-scale operations. The rear-load warehouse spans 150,212 square feet with dimensions of 795 feet by 190 feet, supported by 26-foot-wide by 95-foot-deep column spacing in the production area and 52-foot-wide by 43-foot-deep spacing in the warehouse. The facility is equipped with 6,000-amp power capacity, below slab metal recycling conveyor system, and three 40-ton cranes to support intensive manufacturing processes. Loading capabilities include 10 dock doors with 2 drive-in ramps, ensuring seamless logistics operations for this tier-one automotive supplier.



SOUTH SAN ANTONIO
SAN ANTONIO'S MANUFACTURING ENGINE

South San Antonio has become the region's manufacturing engine, a corridor of advanced-manufacturing plants clustered along the Interstate 35, Interstate 37 and U.S. 281 South routes that connect the city to supply bases in Mexico and on into IH-10 and IH-35 corridors supplying the greater Texas Triangle. The cluster is anchored by four flagship employers, IEM who is doing a \$200M / 1 million square foot build-to-suit adjacent to the Property as well as Toyota (\$8.6B total investment), JCB (\$500M total investment), International Motor (\$250M) and Johnson Controls International, who is actively expanding by 1M SF in the market. With its location within the \$1.3B Brooks Air Force Base redevelopment, the Property enjoys immediate access to IH-37 / Loop 410 and the greater San Antonio and Central Texas region.



NEW \$200M BUILD-TO-SUIT IN BROOKS | 1M SF WITH 3,000 EMPLOYEES BY 2030



\$3.6B EXPANSION | 8,100 NEW JOBS | \$8.3B TOTAL INVESTMENT



\$500M NEW PLANT | 1,500 NEW JOBS | LARGEST SINGLE INVESTMENT IN ITS 80-YEAR HISTORY

INVESTMENT MERITS

TEXAS TRIANGLE

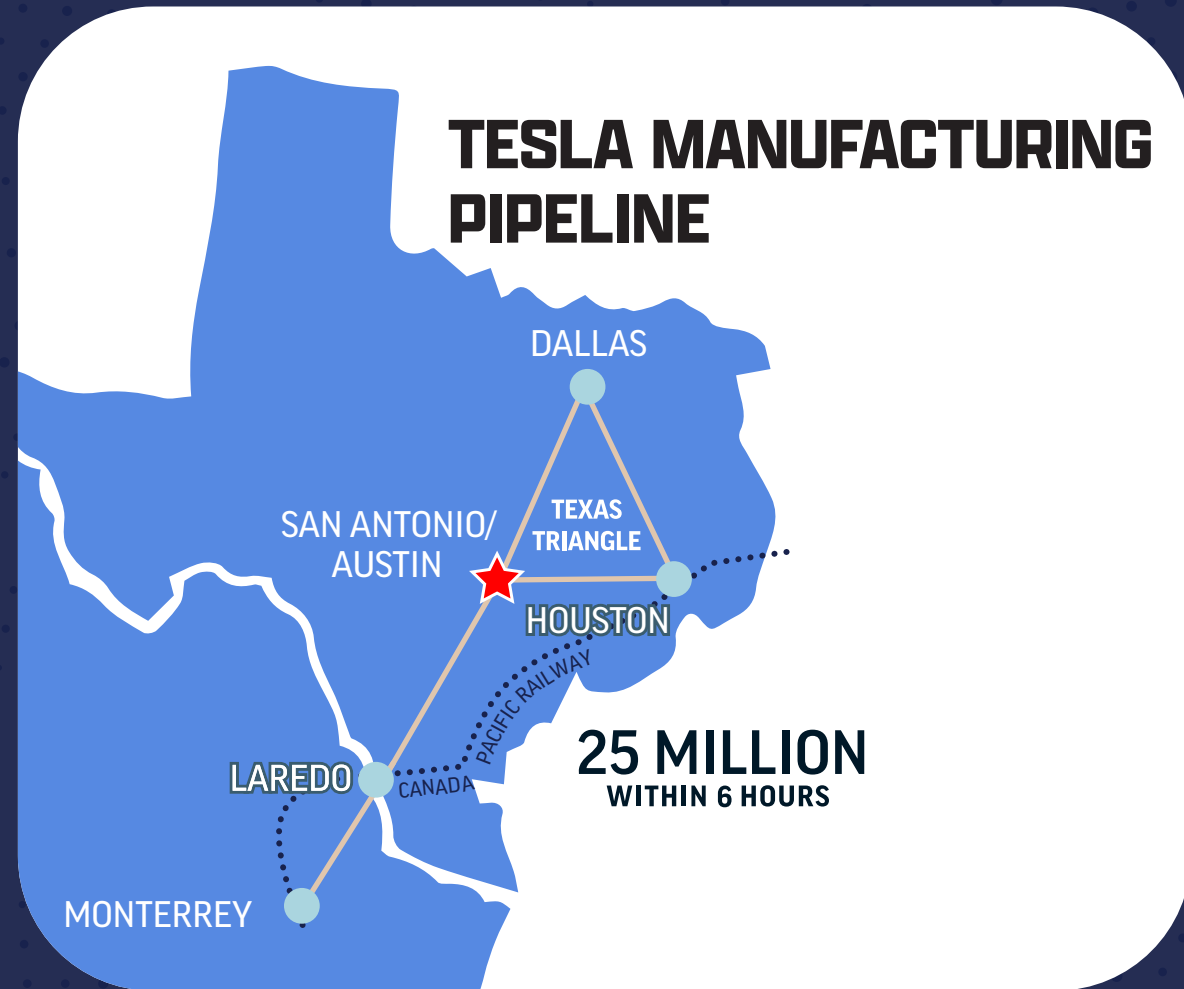
IDEAL DISTRIBUTION FACILITY LOCATION WITHIN REACH OF 25 MILLION RESIDENTS

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.

THE SIMWON INBOUND & OUTBOUND PIPELINE



RAW MATERIAL SOURCE (MEXICO)

Raw steel coils and heavy structural aluminum are sourced from industrial manufacturing hubs in **Mexico** (like the massive industrial supply base in **Monterrey**).



THE BORDER GATEWAY (LAREDO)

These raw materials travel via freight trucks or rail across the border through **Laredo**, Texas.



PRIMARY STAMPING & PREP (SAN ANTONIO)

The raw metals stop first at **Simwon's** facility at [Brooks on San Antonio's South Side](#). This site acts as an early-stage processing leg closer to the border traffic.



INTERMEDIATE ASSEMBLY & BUFFERING (KYLE)

The parts then move up I-35 to **Simwon's** massive 500,000-square-foot primary plant in **Kyle**. Here, they undergo final heavy manufacturing and stamping to become complete vehicle door assemblies. [1, 2]



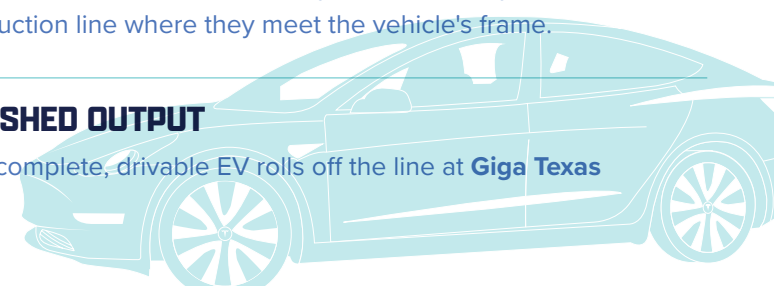
FINAL DESTINATION (GIGA TEXAS)

The fully assembled vehicle doors travel the last 25 miles north to the **Tesla plant in Austin**. They are fed directly onto the main production line where they meet the vehicle's frame.



FINISHED OUTPUT

The complete, drivable EV rolls off the line at **Giga Texas**



Largest Single Employers

- | | |
|--------------------------|---------------------------------|
| 1 JOINT BASE SAN ANTONIO | 9 TASKUS |
| 2 H-E-B | 10 BILL MILLER BAR-B-Q |
| 3 USAA | 11 TOYOTA MOTOR MANUFACTURING |
| 4 RACKSPACE | 12 SOUTHWEST RESEARCH INSTITUTE |
| 5 WHATABURGER | 13 SWBC |
| 6 RUSH ENTERPRISES | 14 IHEARTMEDIA |
| 7 JP MORGAN CHASE | 15 ACCENTURE |
| 8 FROST BANK | |

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