

LOGISTICS CENTER

138

Fully Leased, New Construction,
Multi-Tenant Distribution Center with 5.8 Years
of WALT & 0.52-Acre Excess Yard Area



Jones Lang LaSalle Americas, Inc.

4600 NE 138th Ave | Portland, OR





THE OFFERING

JLL Industrial Capital Markets is pleased to present the opportunity to acquire the fee-simple interest in 138th Logistics Center, the “Property” or “Properties” – two new construction, Class A distribution facilities in the NE Columbia Corridor. Building A totals 273,500 square feet and Building B totals 216,188 square feet, for a total of 489,688 square feet. The offering is also made up of an adjacent 0.52-acre parcel that is fully leased to Snugs Pro Wash - a leading, regional pressure washing company. 138th Logistics Center presents a one-of-one opportunity to acquire two Class A assets with excess trailer stalls, a rare feature relative to surrounding properties. The Property’s suite sizes fall within the submarket’s most active size range for absorption, in both current and historical tenant demand.

Built in 2023, the Properties feature 36’ clear height, 96 trailer stalls, a large 210’ shared truck court, and 2,500 amps of power at each building. The Property is 100% leased as of 3/1/2027 reflecting the commencement date of Newrest’s new lease, one of two new leases

signed at the Property in the last 2 months. The Property’s largest tenant, Brighton Best International, fully occupies Building B and features over 7 years of remaining lease term. The tenant’s parent company, Ta Chen International, Inc. (TWSE: 2027), is a publicly traded large global operator. Building A is leased to high profile occupancy including Omni Logistics, owned by Forward Air Corporation (NASDAQ: FWRD), Newrest, and Javelin Logistics. The Property’s location — 2.5 miles from the I-84/I-205 interchange and 3.4 miles from Portland International Airport (PDX) — further underscores the rarity of the offering, not only for its scale and quality, but for its highly infill setting.

138th Logistics Center represents a rare, highly infill opportunity to acquire a fully leased, multi-tenant distribution center with stable in-place cash flow, high-profile tenancy backed by proven demand, and Class A construction — including excess trailer stall offering that boosts both residual value and future income potential.

100%

Leased*

489,688

SF

36'

Clear

2023

Year built

96

Trailer stalls

0.52

Acre excess
yard area

*The Property is 100% leased as of 3/1/2027, reflecting the Newrest lease commencement date.



Fully Leased Multi-Tenant Offering with 5.8 Years of WALT

As of March 1, 2027 the Properties are 100% leased with over 5 years of stable cash flow. The largest tenant at the Property and occupying the entirety of Building B, Brighton Best International, has over 7 years of WALT, offering minimal downside leasing risk.

Building A's multi-tenant profile provides flexible suite-size optionality and mitigates backend lease-up risk.



Committed Tenancy and Recent, Proven Leasing Demand

The Property features recent leasing demand with two new leases that were signed in the last 2 months. Newrest signed a 10-year deal with 22 exclusive trailer stalls and 80 exclusive auto stalls, while Javelin Logistics signed a 5-year deal with 12 trailer stalls.

Brighton Best International made their commitment to the Property evident as the tenant signed its lease the same month the Property delivered – taking occupancy in the entirety of Bldg B along with 10 exclusive trailer stalls.

INVESTMENT HIGHLIGHTS



New Construction, **Premium Quality Class** **A Distribution Centers**

Within a 5-mile radius of the Properties, there is only one other property between 200-250K SF that has been built since 2023. The NE Columbia Corridor averages a construction year of 1970, resulting in a flight to quality toward the submarket's limited Class A supply, of which this Property is a prime example.

In this same 5-mile radius, there are currently only 2 availabilities in a size range competitive with the Property's currently occupied suites, between 60-220K SF.



Rare Excess Trailer Stalls & IOS Income Potential

The Property's 96 trailer stalls have proven to be a demand driver for the Property given each tenants' specific stall allocation and utilization.

Of all properties in a 5 miles radius, 138th Logistics Center is the **ONLY** property built since 2023 with trailer stalls.

Future opportunity to charge a premium rate for utilization of the trailer stalls along with access to a 0.52-acre excess yard parcel provides income upside and diversification.

The scarcity of Class A product with trailer stalls at this scale makes the Property a one-of-one offering — a unique competitive advantage for tenants and landlords alike.



Strong Historical **Submarket-Level** **Tenant Demand and** **Ideal Suite Size Range**

The NE Columbia Corridor is Portland's largest industrial submarket, known for its concentration of high-profile corporate occupiers who are drawn to the area given its infill accessibility to Portland's major transportation networks.

NE Columbia Corridor

62% OR
2.96M SF

Of annual leasing activity in the Portland MSA in 2025

58%

Of all leasing activity was in Class A assets, and 50K SF+ leasing activity made up 72% of all activity

54%

Of Portland's total leasing activity was concentrated in NE Columbia and 89% of activity was concentrated in Class A product in Q2 2026

55%

Average share of leasing activity since 2020 with 56% in Class A assets and 77% in 50K SF+ activity



Strategic Enterprise **Zone Tax Advantage**

138th Logistics Center is located in Portland's East Enterprise Zone, offering significant financial benefits, including a 100% property tax abatement for five years on new capital investments. The program also provides job creation incentives and municipal benefits, making the Property especially attractive to expanding or relocating businesses.

Portland Central
Business District

Portland
International Airport
(PDX)

Downtown
Vancouver

138

Sandy Blvd

NE Airport Way

UNPARALLELED ACCESS

The Property's location offers easy access to a population of 617K people within a 30-minute drive.

To Regional, National, and International Transportation Networks

Strategically positioned only 2.5 miles from I-84, the Property benefits from proximity to Portland's key transportation networks while also benefiting from Portland's booming population center.

Ground

Located along Sandy Blvd, the Property is just 2.5 miles from I-205 and I-84, facilitating ideal east west and north south connectivity to Portland's major interstates and highway corridors.

2.5 miles
I-84

2.5 miles
I-205

8.0 miles
I-5



Air

The Property is ideally situated to the east of PDX International Airport. In just 3.4 miles, the Property readily connects to Portland's primary air system.

3.4 miles
Portland International Airport (PDX)

7.6 miles
Troutdale Airport (KTTD)



Marine

Due to its location at the confluence of the Willamette and Columbia Rivers with access to the Pacific Ocean, Portland has long served as a major shipment point in the Pacific Northwest.

13.0 miles
Terminal 2

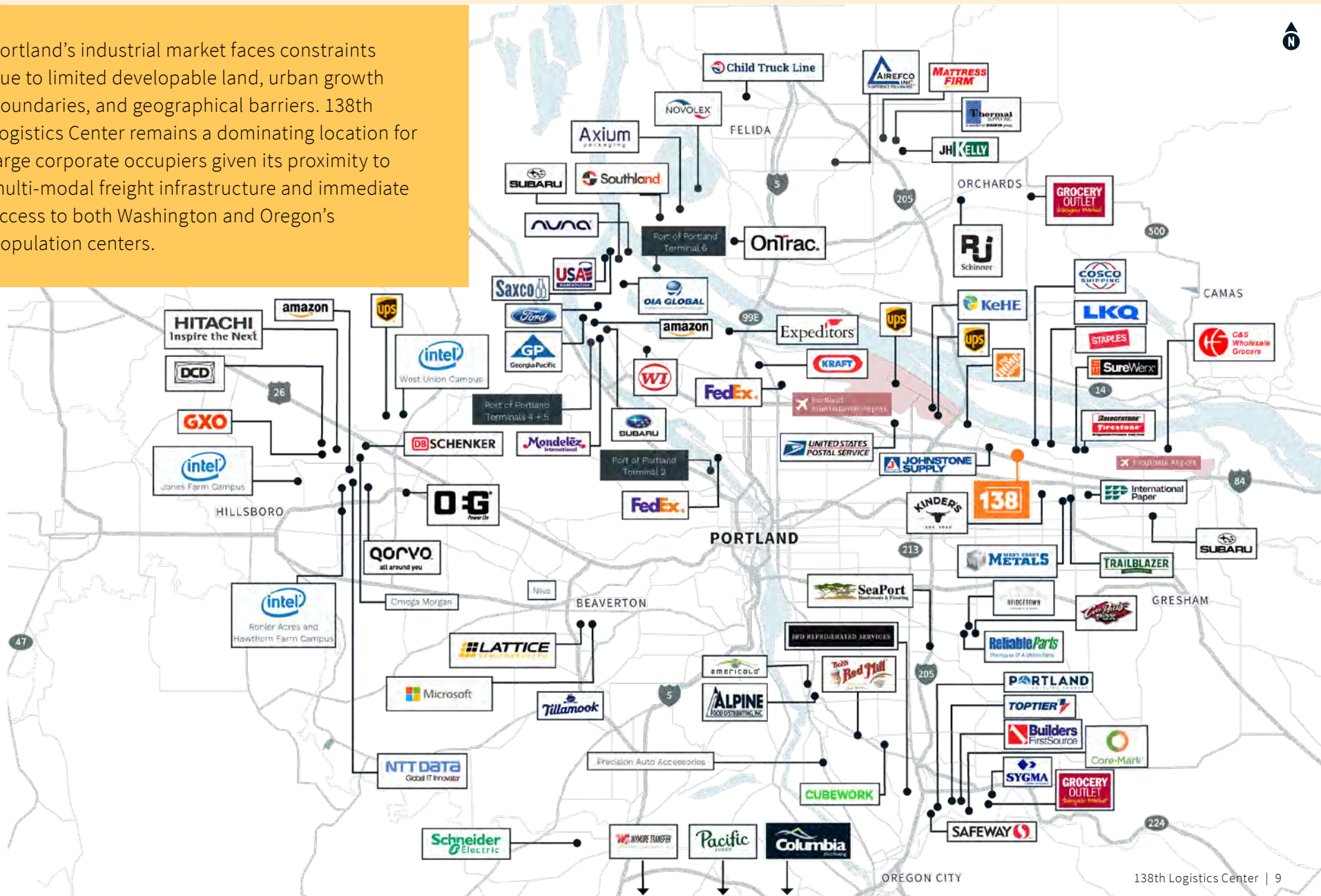
13.6 miles
Terminal 6

14.1 miles
Terminal 4



HIGH PROFILE CORPORATE NEIGHBORS

Portland's industrial market faces constraints due to limited developable land, urban growth boundaries, and geographical barriers. 138th Logistics Center remains a dominating location for large corporate occupiers given its proximity to multi-modal freight infrastructure and immediate access to both Washington and Oregon's population centers.



Portland, OR

664,411

Population

286,688

Households

53,725 | 13.2%

Blue collar workforce



NE COLUMBIA CORRIDOR SNAPSHOT

Vancouver, WA

201,170

Population

83,198

Households

22,562 | 23.6%

Blue collar workforce

NEW CONSTRUCTION ASKING RATES

Recent deliveries in the Portland MSA have set the stage for elevated new construction asking rates and leasing demand, which is a trend that will only continue as development is constricted in Portland.



● Existing ● Under Construction ● Proposed

JLL INDUSTRIAL CAPITAL MARKETS

Investment Sales Advisory

James “Buzz” Ellis, SIOR

Managing Director
+1 503 680 5100
buzz.ellis@jll.com
Licensed in OR

Rachel Jones

Director
+1 206 459 8195
rachell.jones@jll.com
Licensed in WA

Analytical & Production Support

Rose Kipfer

Senior Analyst
+1 206 336 4085
rose.kipfer@jll.com
Licensed in OR

Bryn Reisbeck

Senior Production
+1 503 265 5083
bryn.reisbeck@jll.com

Debt Advisory

Casey Davidson

Senior Managing Director
+1 503 515 2530
casey.davidson@jll.com
Licensed in OR

Zach Kersten

Senior Director
+1 503 807 9352
zach.kersten@jll.com
Licensed in CA

Leasing Advisory

Tyler Sheils, SIOR

Senior Managing Director
+1 503 972 8603
tyler.sheils@jll.com
Licensed in OR

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West Region Industrial Capital Markets Group

PACIFIC NORTHWEST

Buzz Ellis
Rachel Jones

SOUTHERN CALIFORNIA

Patrick Nally
Ryan Sprading
Chad Solomon
Makenna Peter

NORTHERN CALIFORNIA

Erik Hanson

MOUNTAIN WEST

Todd Torok
Robert Key
Peter Merrión

PHOENIX

Greer Oliver
Ben Geelan

DEBT

Brian Halpern
Taylor Gimian
Jason Carlos
Peter Thompson

NATIONAL LEADERSHIP

John Huguenard
Trent Agnew