



# CUBEWORK's Strategic Portfolio

Strategic commercial real estate investments.

- **Prime U.S. Locations:** Strategically positioned assets.
- **Diverse Asset Classes:** Industrial, logistics, and retail properties.
- **Growth & Income Focus:** Value-add potential, stable returns.

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# 8731 & 8741 Pioneer Blvd, Santa Fe Springs, CA

 SANTA FE SPRINGS, CA

59,905 SF

## Manufacturing & Warehouse Excellence

- Prime Southern California industrial location.
- Dual-building complex for manufacturing, logistics, or value-add.

### Building 8731

11,743 SF

800 SF Office



### 19' Clear Height

Ample vertical clearance.



### Secure Yard

Fenced outdoor area.

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### Building 8741

48,162 SF

1,050 SF Office



### 1,600 Amp Power

Robust electrical service.



### Freeway Signage

High-visibility exposure.



# 15205 Stafford St, City of Industry, CA

 CITY OF INDUSTRY, CA

52,173 SF

2.4 ACRES

## Distribution & Logistics Hub

- Prime Southern California logistics location.
- Unparalleled connectivity to major freeways (I-10, I-60, I-605), ports & rail.
- Ideal for institutional investment & optimized for cross-dock/last-mile operations.
- Access to a strong San Gabriel Valley labor pool.



### Strategic Location

High-demand industrial corridor.



### Operational Excellence

Built for modern logistics.



### Investment Upside

Sustained rental growth & limited supply.

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5950 Wilderness Ave, Riverside, CA

SOLD

Riverside, CA

Strategic Inland Empire Logistics Hub



Key Acquisition Highlights

- Successful acquisition.
- Versatile connectivity.
- Direct access to I-215, SR-91, SR-60 & Ports of LA/LB.



Superior Access

Direct freeway connectivity.



Ample Parking

Fenced lot for 47 vehicles.



Loading Platforms

Two dock-high, two box truck bays.



16' Clear Height

Optimal for racking systems.

This property, optimized for efficient distribution, solidifies the Inland Empire's role as a premier logistics gateway.



# 1931 G Street, Fresno, CA

 FRESNO, CA

88,158 SF

3.27 ACRES

## Central Valley Distribution Hub

- Institutional-quality distribution space.
- Strategic SR-99 access for regional distribution.
- Features 24' clear height, 8 dock doors, and 3.27 acres.



### Property Specs

88,158 SF, 3.27 acres, 24' clear height, 8 dock doors.



### Strategic Access

Direct SR-99 access, central to major markets.



### Efficiency

LED lighting and energy-efficient systems for reduced costs.

This property offers immediate cash flow and long-term value, ideal for investors seeking growth in an emerging logistics corridor.

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# 11608 Copenhagen Ct, Franklin Park, IL

 FRANKLIN PARK, IL

88,158 SF

4 ACRES



## Chicagoland Logistics Gateway

- Premier 88,158 SF warehouse on 4 acres.
- Strategic location provides same-day delivery to Chicagoland and O'Hare Airport proximity.
- Multimodal distribution via Union Pacific rail.
- Flexible power infrastructure (200-6,000 amps).



### Rail Access

- Direct Union Pacific rail
- Intermodal efficiency
- Freight cost advantages



### Property Specs

- 88,158 SF warehouse
- 18' clear height
- 17 dock doors
- 40x40 column spacing



### Location Benefits

- Near O'Hare Airport
- Chicagoland metro access
- Efficient truck circulation
- Extensive parking

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# 5025 Jensen Dr, Houston, TX

📍 HOUSTON, TX

48,600 SF

INSIDE 610 LOOP

## Houston Inner Loop Advantage

- 48,600 SF industrial facility
- Rare Inner Loop asset
- Access to urban core, port & freeways
- Reduced last-mile transport costs
- Meets urban infill logistics demand



### 3.4 Miles to Downtown

Prime urban access



### 18' Clear Height

Optimal vertical storage



### 3 Truck Entrances

Grade-level & well



### New Roof (2024)

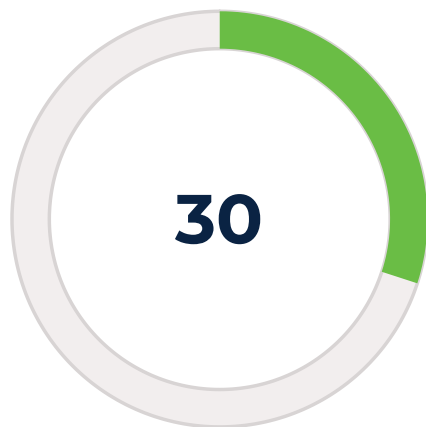
No immediate capex

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~~One Nixon Ln, Edison, NJ~~

**SOLD**



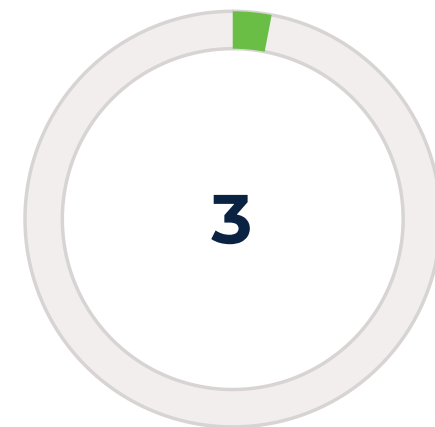
**Loading Docks**

Efficient cross-docking



**Acres**

Ample parking & circulation



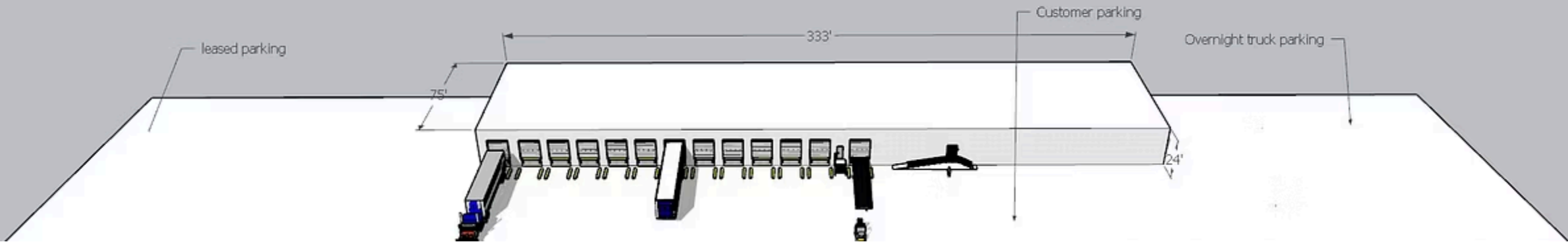
**Major Highways**

Key highway access

EDISON, NJ

**Northeast Logistics Terminal Highlights**

- 10,350 SF Terminal Facility
- Ideal for LTL & Regional Distribution
- Direct Access to Major Highways
- Reach 50M+ Consumers (4-Hour Drive)



# 601-650 E Red Bud Ave, St. Louis, MO

📍 ST. LOUIS, MO

61,118 SF

3+ ACRES

Former multi-modal distribution center (**61,118 SF on 3+ acres**). Following tornado damage, the property is being demolished and converted to land, offering a strategic development opportunity in a North St. Louis hub with truck and rail connectivity.

## Property Highlights

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# 2250 Stacey Dr, Reading, PA

 **SOLD**

READING, PA 11,400 SF

## Pennsylvania Logistics Success

This 11,400 SF facility in Reading, PA, highlights robust investor demand for specialized logistics in strategic Mid-Atlantic locations.

### Key Features

- **High Dock Density:** 28 exterior docks (2.5 docks/1,000 SF).
- **Operational Versatility:** Ideal for cross-dock, LTL, and parcel distribution.
- **Strategic Access:** I-78, I-176, US-222/422.
- **Market Reach:** 30M consumers within 2-hour drive.

### Investment Highlights



#### Cross-Dock Capability

28 docks for high-velocity operations.



#### Major Highway Access

I-78, I-176, US-222/422.



#### Mid-Atlantic Hub

Access to 30M consumers within 2 hours.




#### Flexible C3-HC Zoning

Diverse usage options.



# 601 W Flores St, Tucson, AZ

 TUCSON, AZ

20,613 SF

3+ ACRES

TENANT-OCCUPIED

For Sale, sold with tenant lease, is a strategically positioned trucking terminal in the Southwest Logistics Hub area.

Tenant-occupied 20,613 SF trucking terminal on 3+ acres offers immediate cash flow and strategic positioning in the Southwest logistics corridor.



## Dual Interstate Access

I-10 & I-19 connect to Phoenix, CA, and Mexico.



## Cross-Border Gateway

Optimized for U.S.-Mexico supply chains.



## Immediate Income

Tenant-occupied asset for stable cash flow.

29

## Loading Docks

High-density cross-dock configuration.

## Acres

Ample parking & maneuvering space.

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3+

3501 Edwin Ave, Savannah, GA

SOLD

SAVANNAH, GA

## Georgia Port Logistics Terminal

This 4,387 SF facility on 1.75 acres in Savannah, GA, offers critical access to East Coast supply chains via the Port of Savannah.

- **19 Exterior Docks:** High-density cross-dock operations.
- **Port Proximity:** Near North America's 4th largest & fastest-growing container port.

## Key Investment Highlights

- **High Dock Density:** 19 loading docks (4.3 per 1,000 SF).
- **Port Growth:** Savannah is the fastest-growing major container gateway on the East Coast.
- **Strategic Location:** Essential hub for East Coast supply chains.



### 19 Docks

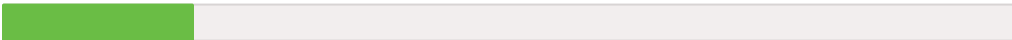
Ultra-high dock density.

### Port Proximity

Near Port of Savannah operations.

### Market Growth

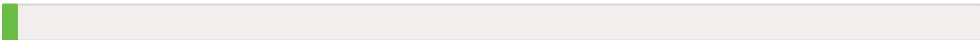
Fastest-growing East Coast gateway.



19

### Loading Docks

High-density cross-dock configuration.



1.75

### Acres

Ample space for operations.

~~403 Stocker St, Angola, IN~~

SOLD

ANGOLA, IN

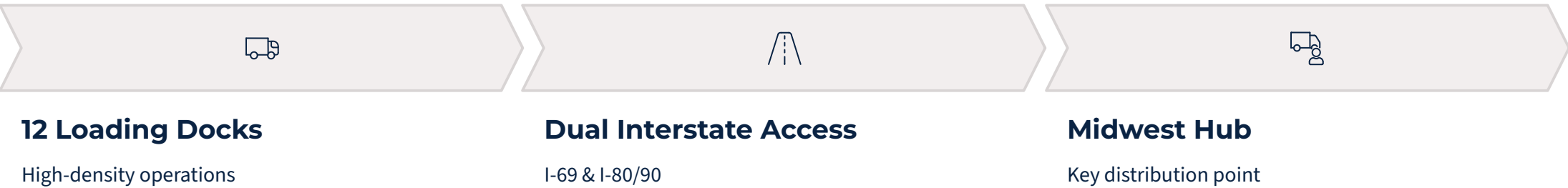
## Midwest Logistics Gateway

This 2,200 sq ft trucking terminal on 3 acres in Angola, IN, offers strategic connectivity for regional LTL carriers and freight consolidation.

- 12 exterior loading docks for efficient cross-dock operations.
- Direct access to I-69 (NAFTA corridor) and I-80/I-90.
- Ideal as a natural break point for long-haul trucking and Great Lakes distribution.

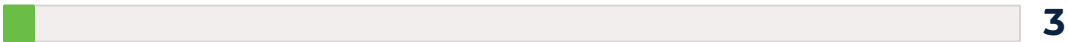
## Key Investment Highlights

- **High Dock Density:** 12 loading docks on 2,200 sq ft for maximized efficiency.
- **Dual Interstate Access:** Direct connectivity to I-69 & I-80/I-90.
- **Regional Hub:** Key Midwest distribution point for evolving freight networks.



### Square Feet

Efficient terminal footprint.



### Acres

Ample operational space.



# 2 Orland Square Dr, Orland Park, IL

## IN ESCROW

📍 ORLAND PARK, IL

202,788 SF

16.29 ACRES

### Premier Retail Redevelopment Opportunity

Former Sears department store in a top Chicago retail corridor, ideal for adaptive reuse or full redevelopment.

#### Property Details

- **Building:** 202,788 SF (Former Sears)
- **Land:** 16.29 acres
- **Parking:** 804 spaces (3.96/1,000 SF)
- **Condition:** Class B, built 1977

#### Location Benefits

- Affluent & dense market
- High household incomes
- Growing population base
- 1,738 ft frontage on S 94th Ave
- 30,000+ daily vehicles

Ample acreage and parking provide flexibility for diverse uses, mitigating market risk.

#### Multi-Tenant Retail

Subdivision for diverse tenants

#### Entertainment

Experiential destination

#### Healthcare/Office

Adaptive reuse potential



# 1995 Southlake Mall, Merrillville, IN

📍 MERRILLVILLE, IN

144,122 SF

11 ACRES

## Historic Retail Redevelopment Opportunity

Former department store at Southlake Mall, ideal for creative adaptive reuse or full redevelopment.

### Property Profile

- 144,122 SF building
- Two-story construction
- Original 1956 build
- Durable masonry
- 11 acres for flexible reuse

### Market & Location

- Established commercial corridor
- Serves NW Indiana / Greater Chicago
- Strategic I-65 access
- Regional access (I-80/94)
- Access to workforce & consumers

### Key Property Features

- Historic 1956 character
- 144,122 SF over two stories
- 11-acre site for redevelopment

### Value-Add Opportunity

- Capitalize on demand for unique spaces
- Reposition for modern retail, office, or mixed-use

### Favorable Economics

- Affordable real estate vs. Chicago metro
- Manageable capital for attractive returns

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# 100 Mall Dr, Steubenville, OH

📍 STEUBENVILLE, OH

128,832 SF

35.09 ACRES

## Retail Redevelopment Opportunity

### Property Profile

- 128,832 SF
- 18' clear height
- 35.09 Acres
- Ample parking

### Market & Location

- Steubenville, OH
- Near Pittsburgh (40 miles)
- Serves E. OH & N. WV
- Growing industrial investment

#### Regional Asset

Large parcel for development

#### Operational Flexibility

18' clear height for diverse uses

#### Redevelopment Potential

Acreage for future development

### Investment Potential

#### Strategic Acreage

- 35+ acres for flexibility
- Redevelopment, expansion, land banking

#### Adaptive Reuse

- 18' clear height for logistics/industrial
- Easy conversion

#### Growing Market

- Benefits from regional investment
- Prime for long-term growth

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