



CUBEWORK's Strategic Portfolio

Strategic commercial real estate investments.

- **Prime U.S. Locations:** Strategically positioned assets.
- **Diverse Asset Classes:** Industrial, logistics, and retail properties.

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4444 Delp Street, Memphis, TN

MEMPHIS, TN

94,500 SF

5.99 ACRES

Memphis Distribution Hub

94,500 SF industrial distribution facility in Southeast Memphis with 14 exterior dock-high doors, 20' clear height, and 37' x 50' column spacing. Built in 1974 with masonry construction, 3-phase power, HVAC, and fire protection.

Key Features



14 Loading Docks

Exterior dock-high doors



20' Clear Height

Ample vertical space



Rail Potential

BNSF Railway proximity



Airport Access

10 min to Memphis International



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



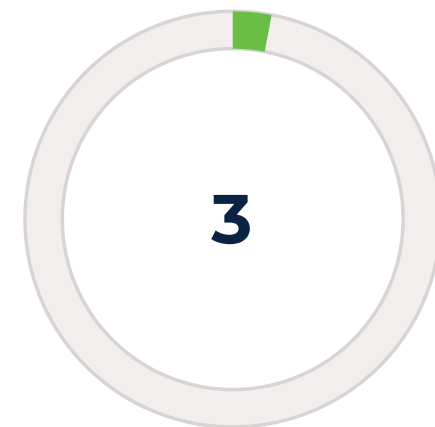
Loading Docks

Efficient cross-docking



Acres

Ample parking & circulation



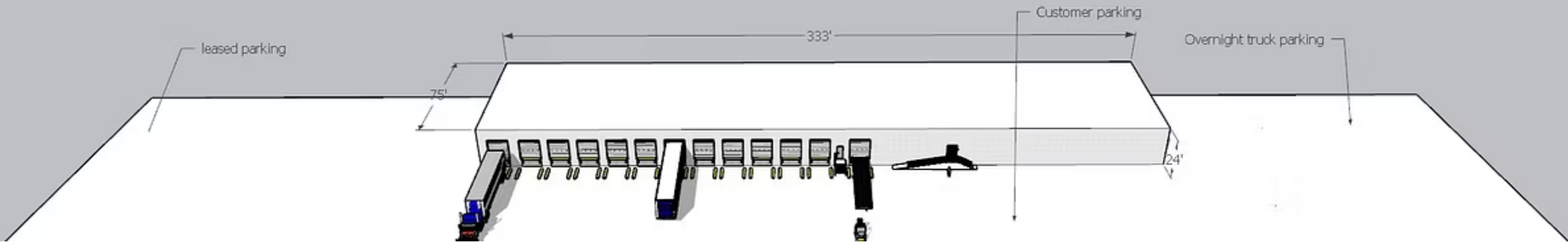
Major Highways

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

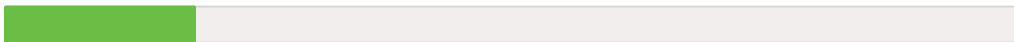
Ultra-high dock density.

Port Proximity

Near Port of Savannah operations.

Market Growth

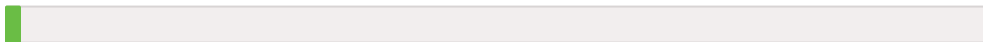
Fastest-growing East Coast gateway.



19

Loading Docks

High-density cross-dock configuration.



1.75

Acres

Ample space for operations.

~~403 Stocker St, Angola, IN~~

SOLD

ANGOLA, IN

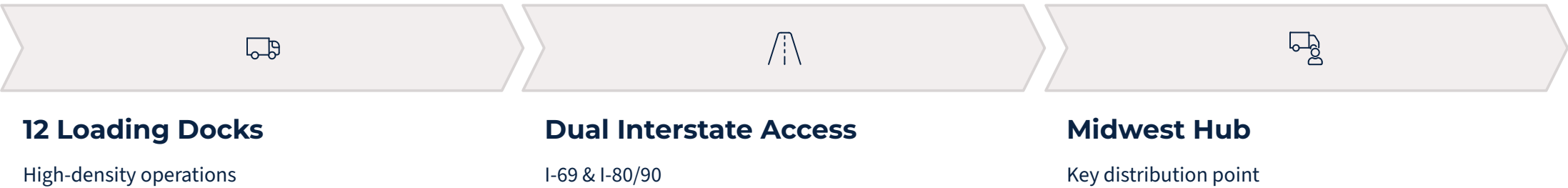
Midwest Logistics Gateway

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.

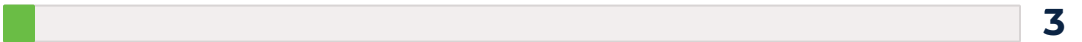
Key Investment Highlights

- **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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