

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

BELLEGRAVE BUSINESS PARK

JURUPA VALLEY, CA

MID-BAY
COLLECTION



UNION PACIFIC
RAILROAD CO.

EXCESS LAND

SMALL-BAY
COLLECTION

BLDG. 18

BELLEGRAVE AVE.

VAN BUREN BOULEVARD



CORE/CORE-PLUS OPPORTUNITY • 14-BUILDING INDUSTRIAL PORTFOLIO (OFFERED AS A WHOLE OR INDIVIDUALLY)
• 98% LEASED 3.1 YEAR WALT • INLAND EMPIRE WEST LOCATION

EXECUTIVE SUMMARY

Cushman & Wakefield National Industrial Advisory Group is excited to present **Bellevue Business Park** (“the Property”) for sale. This strategically positioned property is situated within the Jurupa Valley submarket of Inland Empire West (IEW). The Property features fourteen industrial buildings divided into four parcels, encompassing a Mid-Bay collection, Small-Bay collection, and a separate building with extra land (Bldg. 18). The total Portfolio amounts to approximately 469,850 RSF on 30.12 acres.

The Property benefits from its prime location within the Jurupa Valley submarket, offering convenient access to the I-15, I-10, and SR-60 highways, as well as Ontario International Airport and the Ontario Convention Center.

Bellevue Business Park is 98% leased to 28 tenants with a WALT of 3.1 years. The Property provides a great location, tenant mix, and stabilized cash flow with upside on an exit strategy. Individually parceled buildings provide an investor the opportunity to maximize value via separate sales to owner/users. Jurupa Valley’s strong market fundamentals, together with the project’s exceptional quality and financial profile, create a rare investment opportunity in one of nation’s most sought-after submarkets.

This opportunity is being offered unpriced on an “as-is” basis. Prospective Buyers are encouraged to bid on the Portfolio or Individual Collections as depicted on the right.



INVESTMENT HIGHLIGHTS



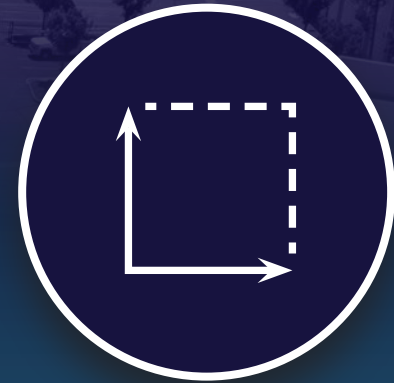
New Core/Core-Plus Quality Product

Bellegrave Business Park consists of fourteen of the highest quality industrial buildings in the submarket. Built in 2009 and totaling 469,850 square feet, the project offers a mix of Mid-Bay and Small-Bay sizes, 14' - 28' clear heights, and a mix of dock high and grade-level doors.



Strong Small/Mid-Bay Fundamentals

The Small/Mid-Bay industrial segment is significantly outperforming the greater industrial market. Buildings totaling below 80,000 RSF have a vacancy rate of 4.0% and sustained rent growth (vs 7.0% for 80,000 SF+).



Critical Mass

Situated on over 30.12 acres, and encompassing 469,850 RSF, the Portfolio offers an extremely rare opportunity to acquire a critical mass of infill Southern California Small and Mid-Bay Industrial Real Estate via a single transaction.

INVESTMENT HIGHLIGHTS



Substantial In-Place Cash Flow

The Project has a WALT of 3.1 years and is 98% leased to 28 tenants, with four vacancies totaling 10,569 SF. The strong tenant demand, the inability to build new supply, and the Project's strategic location within a dominating IEW submarket, provides a strong opportunity for rent growth. Furthermore, investors can realize near immediate upside via the sale of individually parceled buildings to users or further parceling off smaller buildings through the creation of a condo map



Prime Inland Empire West

Strategically located at the 60 and 15 freeway interchange in Jurupa Valley, the project is just 7 miles from Ontario International Airport, 35 miles to Orange County, 60 miles from LA/Long Beach Port Complex, and 16 miles to the Metro-Link Station for convenient transportation to commuters and industry alike.



Corporate / Institutional Neighbors

Major corporate neighbors include Amazon, Wal-Mart, FedEx, Colgate, Unilever, Mattress Firm, Homedics, and Cooper Lighting. The surrounding area to Jurupa Valley is home to numerous institutional owners including Alere, ARES, Brookfield, Crow Holdings, Hilldwood, IDI, LBA, TA Realty, and Prologis.

PROPERTY OVERVIEW

MID-BAY COLLECTION

BUILDING	ADDRESS	SF	ACRES	OCCUPIED	OFFICE SF	CLEAR HEIGHT	DH / GL	CAR PARKING
1	10293 Birtcher Dr	35,000	2.28	100%	1,483	26'	2/2	58
2	10305 Birtcher Dr	47,327	2.35	100%	1,548	26'	3/4	68
3	10317 Birtcher Dr	60,124	3.92	100%	NA	28'	9/4	124
4	10314 Birtcher Dr	63,716	4.01	100%	1,814	28'	6/6	30
5	10302 Birtcher Dr	71,658	3.46	100%	1,828	28'	6/3	20
6	10290 Birtcher Dr	49,060	2.49	100%	1,433	28'	4/3	20

SMALL-BAY COLLECTION

BLDG	ADDRESS	SF	ACRES	OCCUPIED	OFFICE SF	CLEAR HEIGHT	DH / GL	CAR PARKING
7	10278 Birtcher Dr	9,522	4.81	100%	1,042	14'	0/2	23
8	10274 Birtcher Dr	9,620		100%	1,043	14'	0/2	19
9	10270 Birtcher Dr	8,009		100%	1,050	14'	0/2	25
10	10266 Birtcher Dr	7,070		100%	1,043	14'	0/2	13
11	10262 Birtcher Dr	13,726		100%	1,050	14'	0/4	26
12	10258 Birtcher Dr	8,070		0%	1,048	14'	0/2	14
13	10254 Birtcher Dr	9,220		100%	1,048	14'	0/2	21
14	10250 Birtcher Dr	8,778	4.67	0%	1,048	14'	0/2	20
15	10247 Bellegrave Ave	47,305		90%	11,978	14'	0/32	184

BUILDING 18

BLDG	ADDRESS	SF	ACRES	OCCUPIED	OFFICE SF	CLEAR HEIGHT	DH / GL	CAR PARKING
18	10235 Bellegrave Ave	21,645	2.13	100%	1,014	24'	2/3	64

TOTALS		469,850	30.12	97%	29,470			729
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PROPERTY OVERVIEW

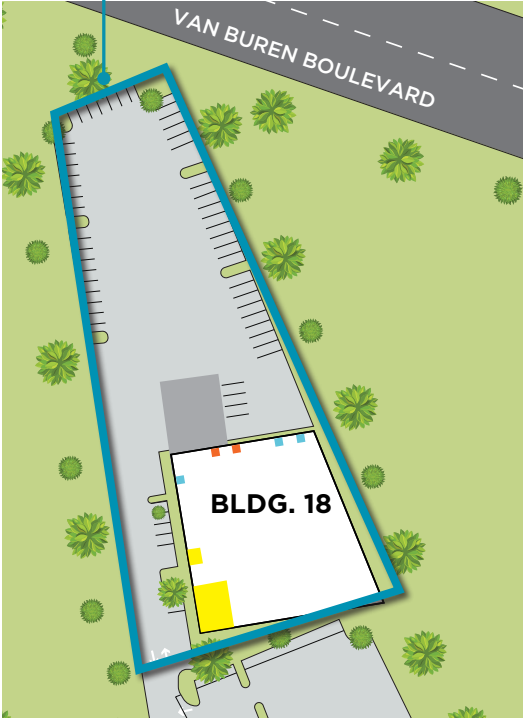
MID-BAY COLLECTION



SMALL-BAY COLLECTION

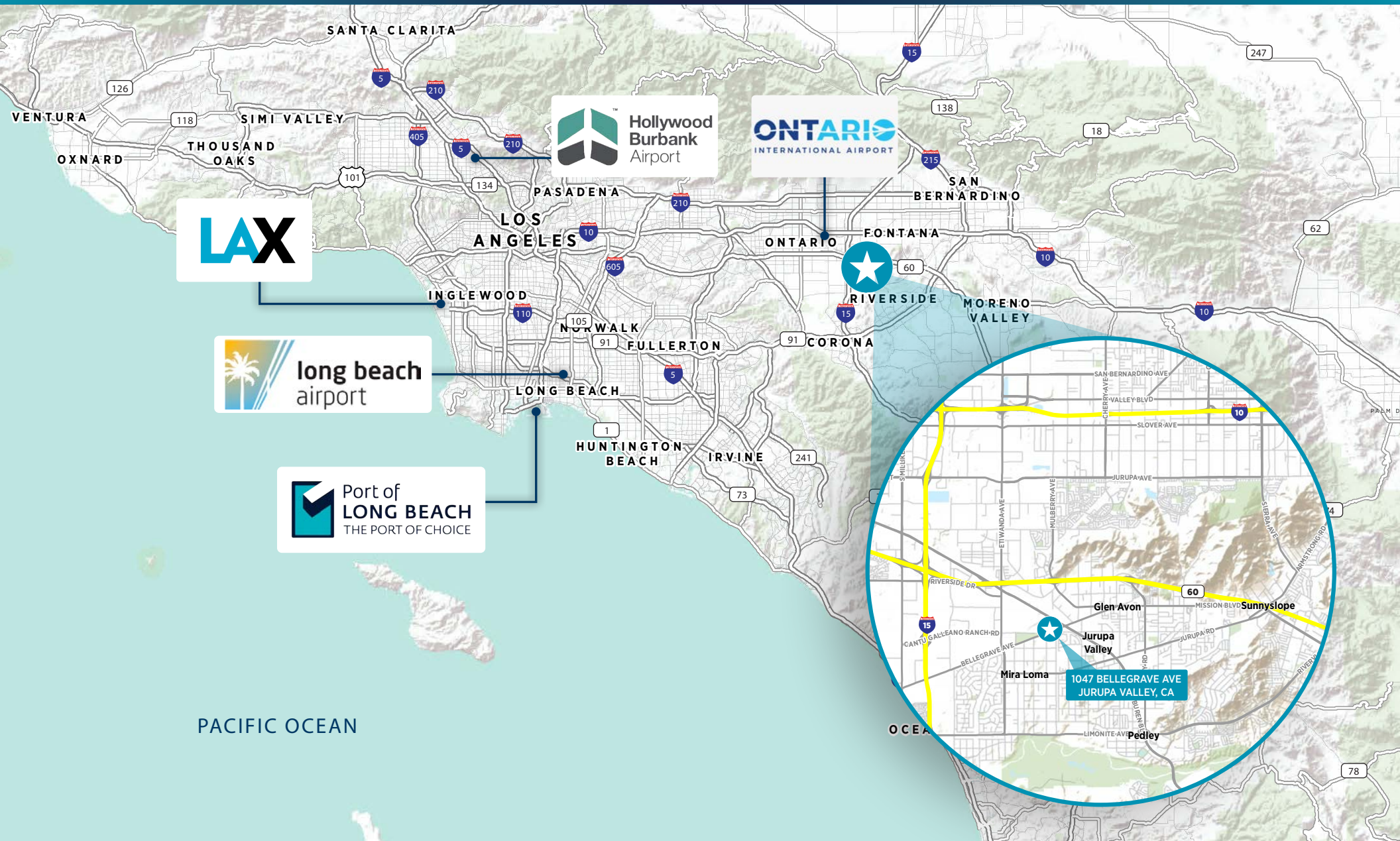


BLDG. 18



- DOCK HIGH DOORS
- GRADE LEVEL DOORS
- OFFICE SPACE

LOCATION OVERVIEW



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