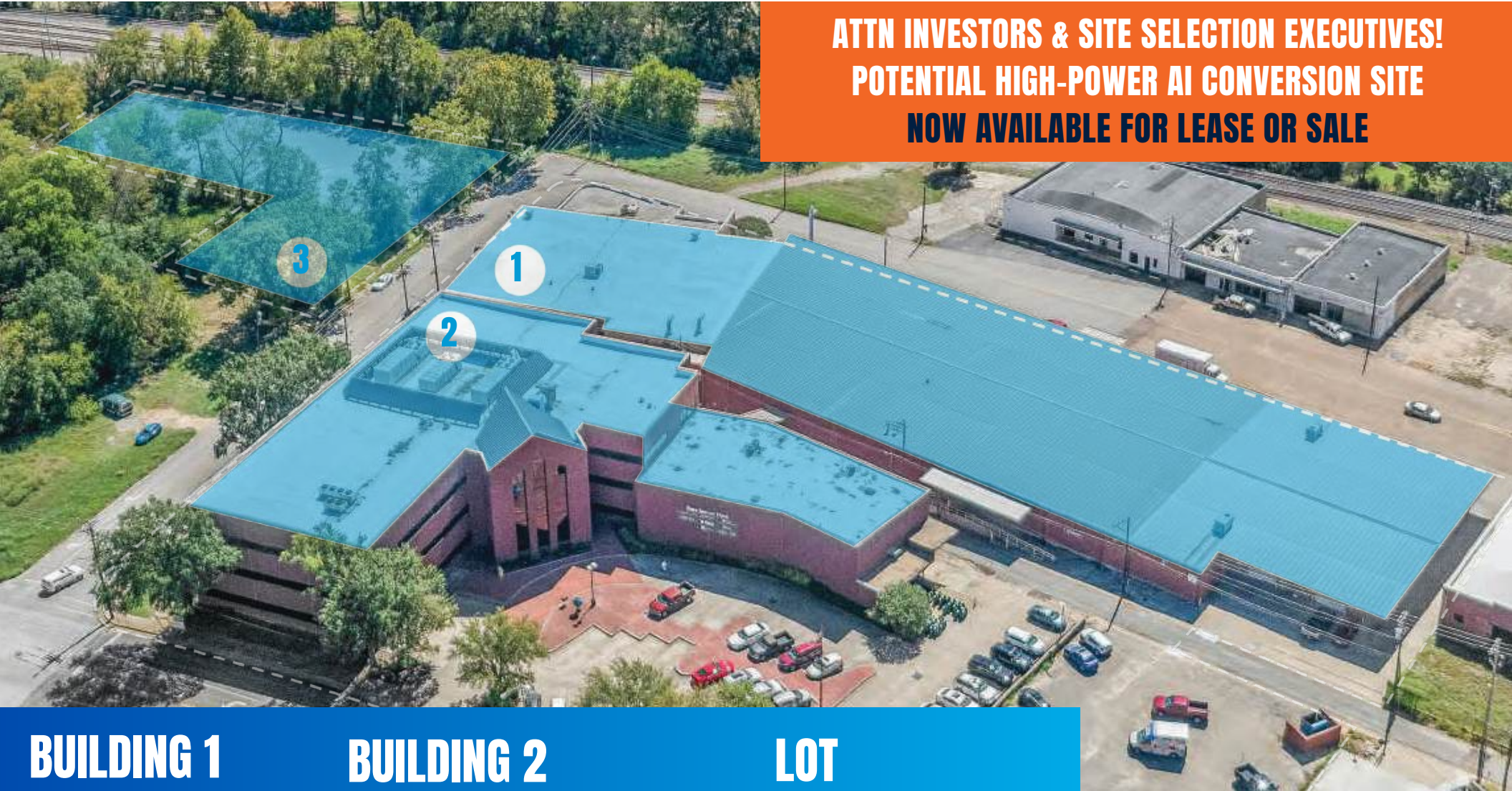


FOR SALE | ±124,417 SF OFFICE/INDUSTRIAL | LONGVIEW, TX | **OPPORTUNITY ZONE**
THRIVING EAST TEXAS MARKET | PROXIMATE TO TYLER, TX & SHREVEPORT, LA

\$16M – \$17M PROFORMA FUTURE VALUE (5–7 YR MARKET CYCLE) | UNDER REPLACEMENT COST | STRATEGIC LOCATION

ATTN INVESTORS & SITE SELECTION EXECUTIVES!
POTENTIAL HIGH-POWER AI CONVERSION SITE
NOW AVAILABLE FOR LEASE OR SALE



BUILDING 1

59,450 SF

Brick Warehouse

BUILDING 2

64,967 SF

Brick Office HQ for Expansion

LOT

53,195 SF

Add'l Concrete Lot

SUPERIOR LOCATION IN HIGH-GROWTH EAST TEXAS CORRIDOR

DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES. CAPITAL MARKETS. **DONE.**

HERE'S THE RUNDOWN



**TAX FREE STATE
NEW HQ
RELOCATION
WAREHOUSE &
OFFICE
LOCATION W/
DEVELOPABLE
URBAN INFILL
LOT**

1.

SECURE INVESTMENT INCOME

- At projected new market rents ranging from \$6.00–\$8.00/SF NNN, the property supports approximately \$746K–\$995K of annual NOI, equating to an implied value range of approximately \$10.3M–\$13.7M at a 7.25% cap rate
- Assuming just 2.0% annual NOI growth, the asset could support an estimated future value of approximately \$11.8M–\$16.3M within 5–7 years at a 7.0% exit cap rate.

2.

STRATEGIC RELOCATION PLATFORM

- **Turnkey corporate headquarters** + industrial campus (*now available for lease or sale*) Below replacement cost at just \$75/SF vs \$150-175/SF
- Texas **tax advantages** with zero state income tax Prime downtown location with rail and highway access
- Two-building East Texas industrial campus totaling 124,417 SF plus a 53,195 SF concrete lot
- Industrial site with dock-high loading, high power, ample parking, and core market access

THE OFFERING

DWG Capital Group is pleased to present **320 East Methvin Street & 325 East Tyler Street, Longview, TX 75601**, a superior acquisition and repositioning opportunity consisting of $\pm 124,417$ SF of industrial/office improvements plus an additional $\pm 53,195$ SF concrete lot. Formerly utilized as a corporate headquarters and industrial campus, the property is now available for lease or sale, creating a rare opportunity for investors, owner-users, relocation groups, or industrial operators to acquire a functional infill campus significantly below replacement cost. **Based on projected market rents of approximately \$6.00–\$8.00/SF NNN, the property could support approximately \$746K–\$995K of stabilized NOI, equating to an implied value range of approximately \$10.3M–\$13.7M at a 7.25% cap rate.**

THE PROPERTY

The asset comprises a $\pm 124,417$ SF office and industrial campus offered at approximately \$75/SF, well below estimated replacement cost of approximately \$150–\$175/SF. The facility includes a $\pm 59,450$ SF masonry warehouse featuring approximately 18-foot clear heights, dock-high loading, heavy power, full sprinkler coverage, and flexible industrial layouts, alongside approximately $\pm 64,967$ SF of office and headquarters space suitable for a variety of industrial, office, showroom, or adaptive reuse applications. The separate $\pm 53,195$ SF concrete lot further provides expansion capability, outdoor storage potential, or future redevelopment optionality.

THE LOCATION

The property is ideally-positioned in **downtown Longview**, offering an excellent infrastructure and central location that is ideal for trade and the transfer of goods across the state. With **direct access to Interstate 20 and U.S. Routes 31, 80, and 259**, the site efficiently links to **Dallas-Fort Worth (120 miles west)** and **Shreveport, LA (42 miles east)**. It is also **just two miles from the nearest rail yard and proximate to East Texas Regional Airport**, making it a multimodal logistics hub. Longview benefits from a deep labor pool, affordable business environment, and zero Texas state income tax, making it a compelling destination for both corporate relocations and industrial investment. It now houses dozens of large employers including Christus Good Shepherd, Eastman Chemical, Trinity Rail, among others.

PROPERTY SPECIFICATIONS

Address	320 E. Methvin St & 325 E. Tyler St, Longview, TX 75601
Property Type	Industrial/Office
Building Size	$\pm 124,417$ SF <ul style="list-style-type: none"> • Bldg 1: 59,450 SF • Bldg 2: 64,967 SF
Lot Size	± 4.9 AC
Zoning	IND PK (Industrial Park)
Year Built/Reno	<ul style="list-style-type: none"> • Bldg 1: 1955/1988/2007 • Bldg 2: 1987
Clear Height	18'
Parking	73 Spaces w/Supplemental Lot (52,872 SF) & Additional Street Parking
Tenant	MRM & Carpenter Media
Loading	<ul style="list-style-type: none"> • 2 Dock High Doors • 1 Covered Canopy/Loading Dock Door
Power	<ul style="list-style-type: none"> • Bldg 1: 1,000 - 1,200-Amp, 277/480-Volt, 3-phase, 4-wire services • Bldg 2: 1,600-Amp, 277/480-Volt, 3-phase, 4-wire service
Proforma Rents	Absolute NNN \$6.00 to \$8.00 NNN

Superior opportunity for \$16M–\$17M future value in a market cycle under sophisticated buyer.

ECONOMIES OF EAST TEXAS LONGVIEW/TYLER & SHREVEPORT

The Longview/Tyler/Shreveport corridor is supported by strong **manufacturing, logistics, healthcare, energy, education, and distribution** demand. Major regional employers include **Eastman Chemical, Trinity Industries, Komatsu Mining, AON, CHRISTUS Health, LeTourneau University, Bridgestone**, and other industrial operators.

The market benefits from **direct access to I-20, regional rail, and key routes** connecting Texas, Louisiana, Arkansas, and the broader Southeast. With **lower operating costs, favorable Texas tax economics**, and limited supply of large infill industrial campuses, the property is well-positioned for **corporate HQ, manufacturing, logistics, storage, or adaptive reuse** demand.



THE MARKET

Longview sits at the heart of the **East Texas growth corridor**, a **+3% expansion market** supported by the energy sector, advanced manufacturing, healthcare, and logistics. The region is home to **major employers such as Eastman Chemical, Komatsu Mining, Trinity Industries, and Bridgestone**, creating durable demand for quality industrial space. With **replacement costs rising, industrial vacancy tightening**, and Texas's ongoing role as a **corporate migration magnet**, 320 E. Methvin St & 325 E. Tyler St represent a rare **below-replacement cost acquisition in a market positioned for sustained appreciation**.





TAX-FREE TEXAS BENEFITS

No state income tax provides immediate **cost savings** for businesses relocating from high-tax states. **Corporate tax advantages, combined with business-friendly regulations,** create compelling reasons for companies to establish Texas operations.



DEEP PG-BACKED GUARANTEES

The property is offered at approximately \$75/SF, substantially **below estimated replacement costs** of approximately \$150–\$175/SF for comparable industrial and office construction. **This creates a rare opportunity to acquire a large-scale infill campus with existing infrastructure, parking, loading, and power already in place.**



APPRECIATION POTENTIAL

East Texas +3% growth corridor positioning supports **long-term property value appreciation.** Industrial property scarcity in prime locations creates competitive advantages and potential for rental rate increases over time.



The combination of Texas's **business-friendly environment,** and **strategic location in a growth corridor** creates an **exceptional value proposition** for new users and investors seeking **stable industrial real estate strategic location with excellent upside potential.**

BUILDING SIZE

±124,417 SF total campus with office + industrial under one roof

CLEAR HEIGHT

18 feet throughout warehouse areas for maximum flexibility

POWER CAPACITY

±1600 Amp electrical service for heavy industrial operations

EXPANSION LOT

Additional 53,195 SF concrete lot for growth potential

LOADING DOCKS

3 dock doors including covered canopy for weather protection

PARKING

15,000 SF on-site plus 52,872 SF overflow lot across street

LAND SIZE

±4.9 AC consisting of 2 buildings and parking lot

FIRE PROTECTION

100% sprinkler coverage throughout entire facility

CONSTRUCTION

Brick and masonry construction built in 1986 with 2007 addition

RAIL ACCESS

Adjacent location with rail yard only 2 miles away

HVAC

Climate control for majority of space ensuring operational comfort

HISTORIC OPPORTUNITY

On market for the first time in 40 years (Facility has been held by the same ownership)



BUILDING SPECIFICATIONS

- **Total Building Size:** 124,417 SF brick and masonry construction
- **Office Component:** 5,700 SF (9.59%) across first and second floors
- **Clear Height:** 18 feet throughout warehouse areas
- **Loading Infrastructure:** 2 dock-high doors plus 1 covered canopy/loading dock door
- **HVAC Coverage:** Climate control for majority of space (except 2007 addition)

POWER & SAFETY SYSTEMS

- **Electrical Capacity:** 1,000-1,200 Amp service for production areas
- **Office Power:** Dedicated 1,600 Amp service for administrative spaces
- **Voltage:** 277/480 Volt, 3-phase, 4-wire configuration
- **Fire Protection:** 100% sprinkler coverage throughout entire facility

SITE & PARKING DETAILS

- **Primary Building:** 59,450 SF brick warehouse structure
- **Additional Lot:** 53,195 SF concrete lot for expansion or storage
- **On-site Parking:** 15,000 SF of concrete perimeter parking
- **Overflow Parking:** 52,872 SF concrete lot directly across the street
- **Bay Doors:** Commercial-grade painted metal panel roll-up doors

SPECIALIZED EQUIPMENT

Property includes an 8,000 SF printing press that can be included in lease arrangements or removed based on tenant requirements. This flexibility allows for customized space configuration to meet specific operational needs.





LIGHT MANUFACTURING

Ideal for precision manufacturing operations with ample power capacity, 18-foot clear heights, and flexible bay configurations. The facility's infrastructure supports assembly operations, quality control processes, and finished goods staging areas.

STORAGE & LOGISTICS

Climate-controlled storage capabilities combined with high-density racking potential maximizes inventory capacity. The facility's design accommodates both short-term storage and long-term warehousing operations with efficient material handling systems.



DISTRIBUTION HUB

Strategic location at the intersection of major highways makes this perfect for regional distribution operations. Multiple loading docks, rail access, and extensive parking accommodate large trucking operations and inventory management.



PRINTING OPERATIONS

Existing 8,000 SF printing press can support large-scale commercial printing operations, or space can be reconfigured for alternative uses. High electrical capacity and specialized ventilation systems support industrial printing requirements.











BOOMING MARKET

East Texas continues to thrive as one of America's fastest-growing business corridors, fueled by energy, manufacturing, logistics, and corporate relocation trends. East Texas is a +3% growth corridor.



DOWNTOWN LOCATION

Property sits in the center of Longview, with immediate access to rail infrastructure, highways, and a deep workforce pool. It features the convergence of I-20, US Routes 31, 80, and 259.



TAX ADVANTAGE

Texas offers no state income tax, making HQ relocation especially attractive for companies seeking operational cost savings.



CORPORATE MIGRATION MAGNET

Longview and surrounding East Texas markets are drawing major employers seeking a business-friendly state with cost and tax flexibility.



AVIATION HUB

East Texas Regional Airport provides corporate and cargo aviation services, with Dallas Love Field and DFW International Airport within reasonable driving distance for international connectivity.



ECONOMIC POWERHOUSE

Home to major energy companies, manufacturing facilities, and distribution centers serving the broader Southwest region, creating a diverse and resilient economic base.

A HEALTHY BUSINESS CLIMATE THAT CONTINUES TO GROW



With a focus on agribusiness and manufacturing, this city has natural resources and business assets to support both small businesses and large corporations.

Major business clusters in the Longview area include agribusiness, energy, health services, logistics and transportation and manufacturing. Major employers in the Longview area include Dana Corporation, Eastman Chemical, Komatsu and Trinity Rail.



Longview, Texas, boasts a robust and dynamic industrial real estate market, driven by a diversified economy and strategic geographical advantages. Supported by significant regional employers across key sectors, the market demonstrates consistent demand for industrial space, ensuring long-term stability and growth potential for investors.



9%

INDUSTRIAL VACANCY

A healthy and balanced market indicating strong tenant demand.



\$5.05-\$7.84

AVG. LEASE RATE / SF

Competitive rates reflecting the quality and demand for industrial assets.

May 2026



18M

TOTAL MARKET SIZE (SF)

A substantial market providing ample opportunities for growth and investment.



ENERGY SECTOR GROWTH

Major petrochemical and oil & gas operations continue to fuel demand for specialized industrial facilities.



MANUFACTURING EXPANSION

Leading companies like Trinity Industries and Bridgestone are expanding, creating a strong job market and increasing the need for modern manufacturing and distribution spaces.



LOGISTICS HUB

Longview's central location between major metropolitan areas positions it as a critical logistics hub, driving significant demand for warehousing and distribution centers.



CORPORATE RELOCATIONS

Texas' pro-business climate attracts a growing number of corporate relocations and expansions, further stimulating industrial real estate activity.



This specific property stands out in the Longview market, commanding premium lease rates due to its superior specifications, modern design, and strategic location, offering an exceptional investment opportunity.

REGIONAL GATEWAY

Longview serves as the commercial hub for East Texas, positioned between Dallas-Fort Worth metroplex and Shreveport, Louisiana, capturing trade flows across state lines and providing access to 25+ million consumers within 300 miles.

1

2

3

ECONOMIC CATALYST

As the county seat of Gregg County, Longview serves a metropolitan area of over 500,000 people, providing access to a deep labor pool, established infrastructure, and a business-friendly environment that attracts companies seeking operational efficiency and growth potential.

TRANSPORTATION NEXUS

Convergence of Interstate 20, US Highways 31, 80, and 259, plus rail connectivity creates unparalleled logistics advantages for manufacturing, distribution, and supply chain operations requiring multi-modal transportation access.

The +3% growth corridor designation reflects sustained economic expansion driven by energy sector resurgence, manufacturing reshoring trends, and strategic investments in transportation infrastructure, positioning this property for long-term appreciation.

DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

A DYNAMIC FINANCIAL SERVICES PLATFORM

Through our financial platform, clients have access to solutions that seamlessly support their real estate and business objectives.

CAPITAL MARKETS

COMMERCIAL REAL ESTATE / INVESTMENT SALES AND CAPITAL MARKETS ADVISORY

OUR FIRM: DWG Capital Group is a fully integrated commercial real estate advisory and capital markets platform of services for owners and users of real estate from ranging from private local owners to prominent multinational corporations and institutional investors. Headquartered in Los Angeles, DWG Capital Group's seasoned strategic relationship platform of 11 seasoned CRE veterans enables our team to effectively serve the property requirements of ALL our Owners, Investors, Developers, Private Equity Groups and Lenders from California to across the US. Regardless of how seasoned our clients are at selling, buying or joint venturing commercial real estate can be a monumental endeavor. DWG Capital Group ensures every client gets the professional, intelligent service they deserve coupled with a strong, seasoned advisory **based on what matters most: Our clients per transaction highest yield outcome coupled with a comprehensive overall real estate portfolio advisory focused on our client's overall long term security.** As a highly seasoned group of Capital Markets Advisors and Brokers who are also active Developers and Investors ourselves, DWG Capital Group brings decades of both sophisticated institutional and personal experience to every assignment **with same care as if it was our very own real estate endeavor.**

Investment Sales, Capital Markets. DONE.

OUR TEAM:

DWG Capital Group's team was formed and now led by Judd Dunning, (former NGKF Capital Group / ARA Managing Director) who launched DWG Capital Group in order to combine the very best of his DWG brokers highly seasoned capital market and investment sale expertise and many decades of extensive hands-on commercial real estate advisory experience to ensure that all our DWG clients receive and are assisted to execute only the highest and best real estate portfolio strategies possible.

DWG Capital Group is a client driven firm that executes a wide range of assignments from larger, institutional investment sales and debt / equity placements to local private middle market sales. **Judd Dunning** and all **DWG Capital Group Team Members:** DWG was originally formed by 10 former Top-5 institutional CRE firm brokers. Now independent and within DWG collectively bringing the very same high service standard, same national network of seasoned middle market and institutional clients, the same vast database of national buyers/sellers, the same debt and private equity and the same superior and sophisticated *Client-Centric Capital Markets and Investment Sales Advisory* to our clients we always have these last 20 years but doing so with even greater individual attention.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

 15,000+
UNITS
SOLD

 \$2B CLOSED
PAST 24
MONTHS

 LABJ CRE
GOLD AWARD
WINNER

 COSTAR
POWER
BROKER

CONSULTATION

Free professional consultation and property valuation to assess your real estate needs and opportunities.



TRANSACTION EXECUTION

Expert guidance through the entire transaction process with 20+ years of nationwide experience.



STRATEGY DEVELOPMENT

Customized strategy for buying, selling, or leasing nationwide with focus on wealth expansion.



PORTFOLIO OPTIMIZATION

Ongoing support and consulting for continuing property management and investment growth.

DWG Capital Group offers comprehensive real estate services across multiple asset classes including Industrial, Office, Retail and Multifamily properties nationwide. With over two decades of experience, our team provides expert guidance for property acquisitions, dispositions, leasing, and development site opportunities.

CONTACT US today for a complimentary consultation and valuation to discuss your real estate requirements, financing needs, tenancy specifications, and comprehensive wealth expansion strategies.



ABOUT JUDD DUNNING BROKER AND PRINCIPAL



JUDD DUNNING

PRESIDENT, DWG CAPITAL GROUP (DWGCG) AND DWG CAPITAL PARTNERS (DWGCP)

Judd Dunning is a distinguished fourth-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG Capital Group and DWG Capital

Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning's leadership, DWG Capital Partners has achieved significant milestones, closing approximately \$2 billion in investment sales and debt/equity placements. Dunning's client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

AWARDS AND RECOGNITIONS

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 *Los Angeles Business Journal* "Community Impact Deal of the Year" Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

NOTABLE TRANSACTIONS

With a proven track record in capital markets advisory and a history of transactions across 38 states, Mr. Dunning has orchestrated significant deals, including a \$165 million transaction involving a Sony Animation NNN single-tenant S&P-rated, a credit office portfolio in West Los Angeles, a \$130 million deal for a Class A retail property, and many more.

DWG Capital Partners, (over \$130 AUM and \$1.6M SF) and DWG Capital Group continue to excel in providing exceptional service to partners and clients, solidifying their reputation among the premier CRE firms in the nation.

Judd Dunning is also the President and Partner of American Industrial Machining Partners (AIMP), DWGCP's private equity division, which has full ownership and partial strategic ownership in several companies.

MEET THE TEAM

MAX OZKURAL

HEAD OF CAPITAL MARKETS



Max Ozkural brings over a decade of institutional capital markets and real estate experience, with a track record of \$10B+ in transactions and \$350M+ raised. He most recently served as CIO of SM Capital, leading debt and equity origination across \$3B+ in transactions while helping capitalize a real estate private equity fund. Prior to that, at Oppenheimer, he contributed to \$1.5B in AUM growth through alternative investment portfolio construction, and earlier at Alliance Bernstein, he focused on credit underwriting and investment committee diligence across commercial real estate assets—developing the structuring expertise and execution discipline that define his capital formation work today.

HUGH GEHRKE

VP INVESTMENT SALES



Hugh Gehrke is a trusted real estate professional known for delivering personalized service and cultivating long-term client relationships. Specializing in luxury residential and multifamily investment properties across Los Angeles County, he and his team have executed transactions across multiple asset classes. With a background as a mortgage broker at Platinum Capital and a degree in economics from the University of Illinois, Hugh brings strong financial insight and ongoing industry education to every engagement.

MEG MARAN

DIRECTOR OF MARKETING



Meg Maran, a Creative and Digital Marketing Specialist with years of real estate marketing experience, joined the DWG team in 2024. She led an extensive rebrand project and implemented an organized marketing strategy, elevating DWG's creative department and streamlining their workflow. Meg's unique talents, commitment to excellence and leadership style make her a valued component of DWG's success.

SOUMI BISWAS

DIRECTOR OF FINANCE & ASSET MANAGEMENT



A Wharton MBA and former Goldman Sachs Real Estate Financing Group associate, Soumi brings 10+ years of institutional real estate and corporate finance experience. Her background spans portfolio management, underwriting, and capital markets across firms including Goldman Sachs, Trademark Property Company, KVP Energy Services, and Right Way Capital—driving NOI growth, leading refinancings, and building institutional-grade financial systems and investment materials.

CHASE HALL

ASSOCIATE INVESTMENT SALES



Chase Hall is an Associate Director at DWG Capital Group, focused on capital markets, brokerage, and acquisitions, supporting industrial sale-leaseback origination, underwriting, and execution. He holds a B.S. in Business/Managerial Economics with Financial Applications from SMU's Cox School of Business. Prior to DWG, he worked in acquisitions and capital markets at PRES Companies and in investment sales underwriting at Greysteel, bringing a disciplined, detail-oriented approach to evaluating opportunities and executing transactions.

MIKE PAYTONJIAN

OPERATIONS



Mike Paytonjian brings a diverse professional background and a strong foundation in relationship-driven industries to the DWG team. A Texas native, Mike is a graduate of both the undergraduate and master's programs at Texas Tech University. He has worked with high-level clients—including VIP athletes and healthcare professionals—delivering strategic communication and organizational efficiency solutions.

DWG Capital Group is a licensed real estate broker, (License #01520854).

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and

approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale if the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.



CALL
877 DEAL DWG
(877.332.5394)
or contact any of
our team members.

CONTACT

JUDD DUNNING

PRINCIPAL/BROKER

310.261.8428

214.726.6822

jdunning@dwg-re.com

CHASE HALL

ASSOCIATE -

INVESTMENT SALES

949.549.9231

chase@dwg-re.com

DWG CAPITAL GROUP INVESTMENT SALES.
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