

2611 LAVISTA DRIVE

143,000 SF | BELOW REPLACEMENT COST ACQUISITION OPPORTUNITY
RALEIGH-TRIAD I-85 CORRIDOR | HEAVY POWER
Burlington, North Carolina



2611 LAVISTA DRIVE

**143,000 SF WAREHOUSE & DISTRIBUTION FACILITY |
WELL BELOW REPLACEMENT COST ACQUISITION OPPORTUNITY**

STRONG INDUSTRIAL FUNDAMENTALS

- Comprised of more than 29 million square feet of inventory, the Raleigh-Triad I-85 corridor is one of the highest performing in the Southeast with an average 10-year occupancy rate above 97%
- Average asking rents have increased by 47.9% since 2020, with a heightened emphasis on growth among small-midsize leases
- Demand remains strong with more than 2.9 million square feet of positive net absorption in the past 24 months

ENHANCED POWER CAPACITY

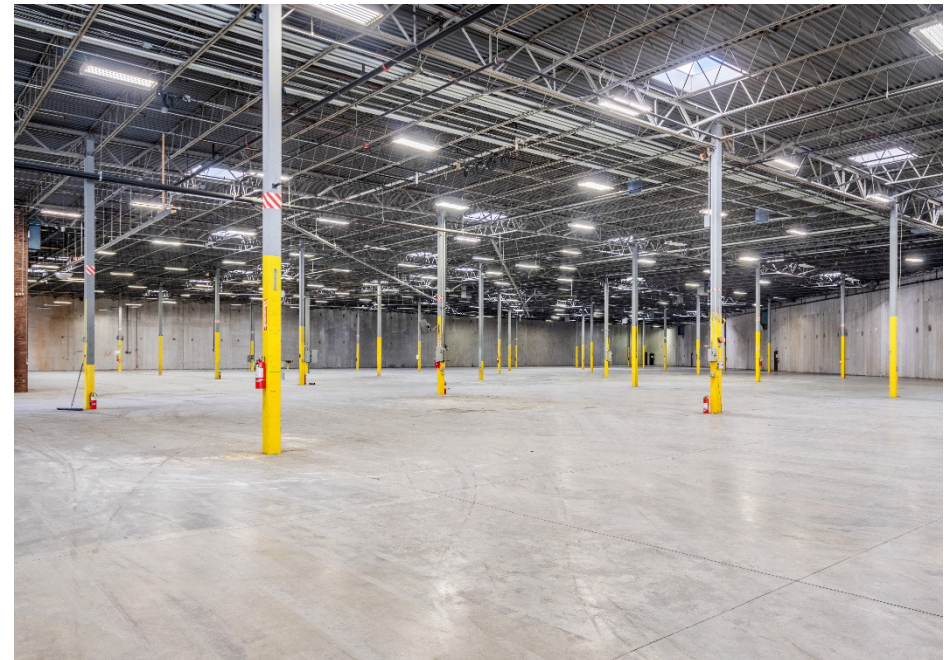
The property features substantial power capacity, with a main service providing 6,200 amps. The facility can accommodate a wide variety of tenant operations.

CENTRALIZED LOGISTICS LOCATION

- Positioned approximately 1.1 miles from the I-85/I-40 corridor, offering connectivity to Raleigh-Durham, Greensboro, Charlotte and Atlanta
- Approximately halfway between Greensboro and the Raleigh-Durham MSA, including their two (2) international airports, Piedmont Triad International Airport (GSO) and Raleigh-Durham International Airport (RDU)
- Interstate frontage for tenant visibility providing exposure to high traffic volumes (124,000 VPD), increasing brand recognition and potential customer base
- **Small-footprint facilities are exceptionally rare in the I-85 corridor, providing critical niche to accommodate underserved small-midsize tenant base**

BELOW REPLACEMENT COST ACQUISITION

Sustained increases in construction costs coupled with material price increases for scarce well-located land sites have led to an increase in replacement cost for well-positioned industrial product

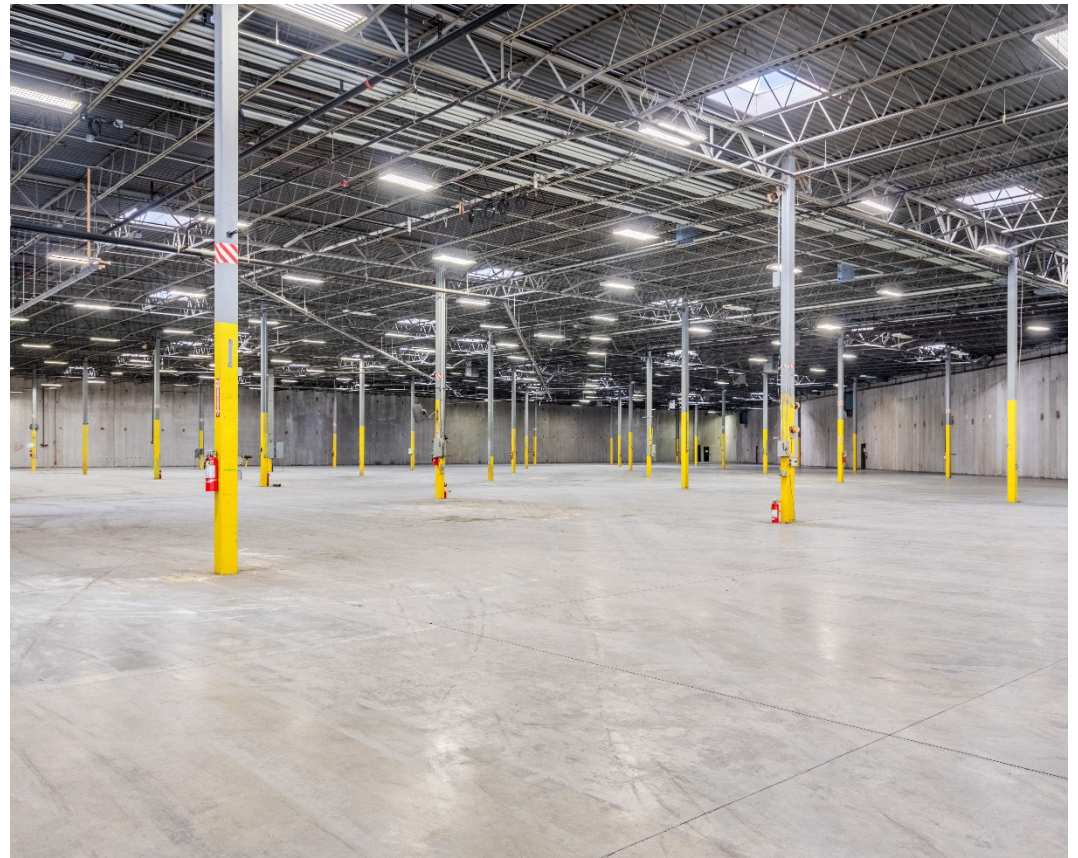


PROPERTY SPECIFICATIONS

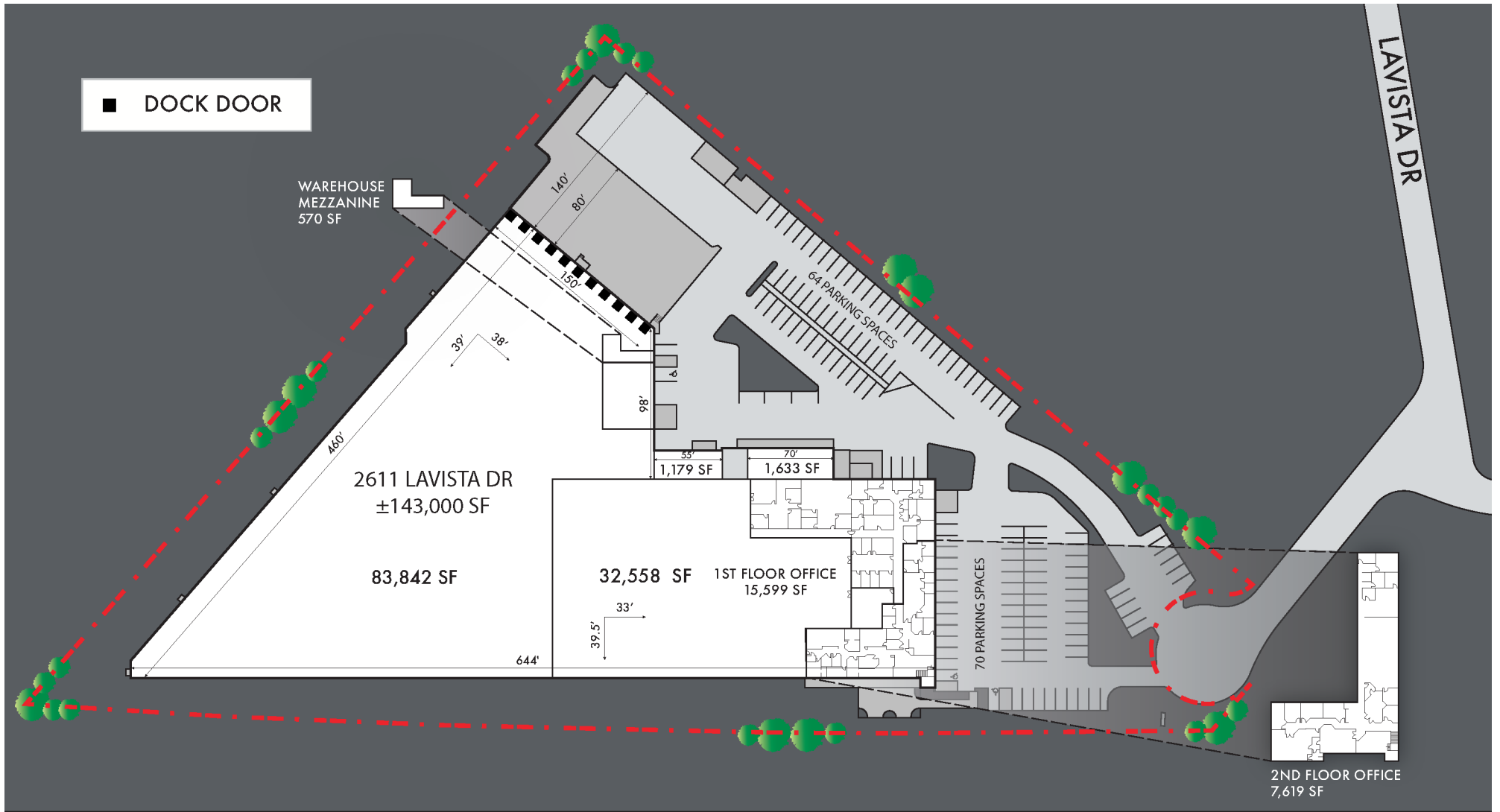
2611 Lavista Dr.
Burlington, North Carolina 27215

Parcel ID	133127 (Alamance County)
Zoning	LI (Light Industrial)
Site Area	6.48 acres
Year Built / Expanded	1985 / 1991
Building Size	
Office (1 ST Floor)	± 15,599 SF (10.9%)
Office (2 nd Floor)	± 7,619 SF (5.3%)
Warehouse	±119,782 SF (83.8%)
Total	143,000 SF
Dimensions	460' D x 644' W
Configuration	Front-load
Clear Height	19' - 24'
Loading Docks	Eight (8) 8' x 10' dock high doors Three (3) 8' x 8' dock-high doors One (1) 10' x 16' drive-in door One (1) 8' x 10' drive-in door
Truck Court	140'-deep w/ 80' concrete apron
Column Spacing	Varies
Roof	.45mil TPO membrane
Roof Age & Warranty	2012 w/ 20-year warranty (Exp. 2032)
Fire Protection	Wet
Lighting	LED & High intensity T-5
Power	Heavy Power - 6,200 A 488/270V, 3-phase
HVAC	Office (23,218 SF) Warehouse (33,737 SF)
Utilities	Electric – Duke Power Water – City of Burlington Sewer – City of Burlington
Auto Parking	134 spaces





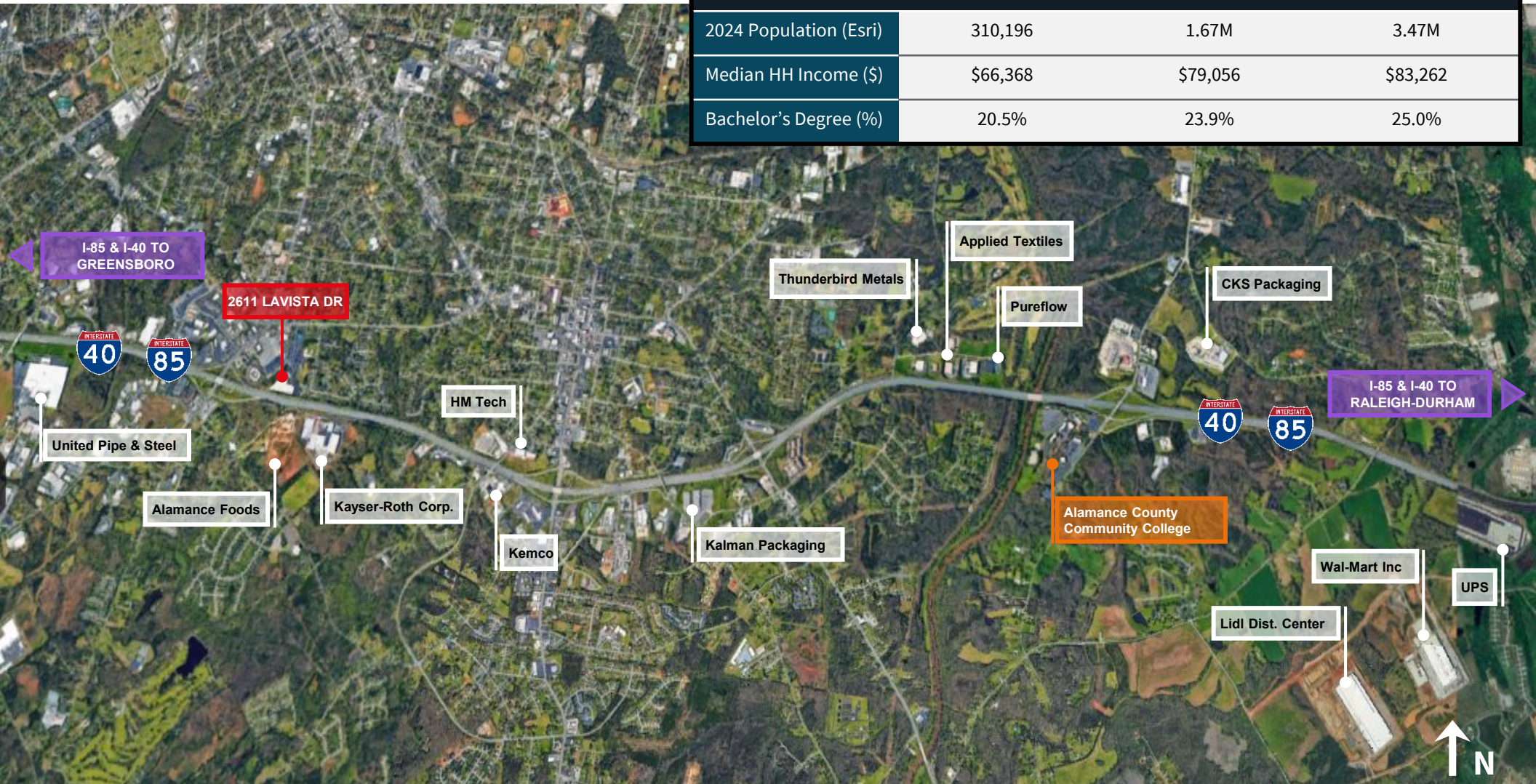
SITE PLAN



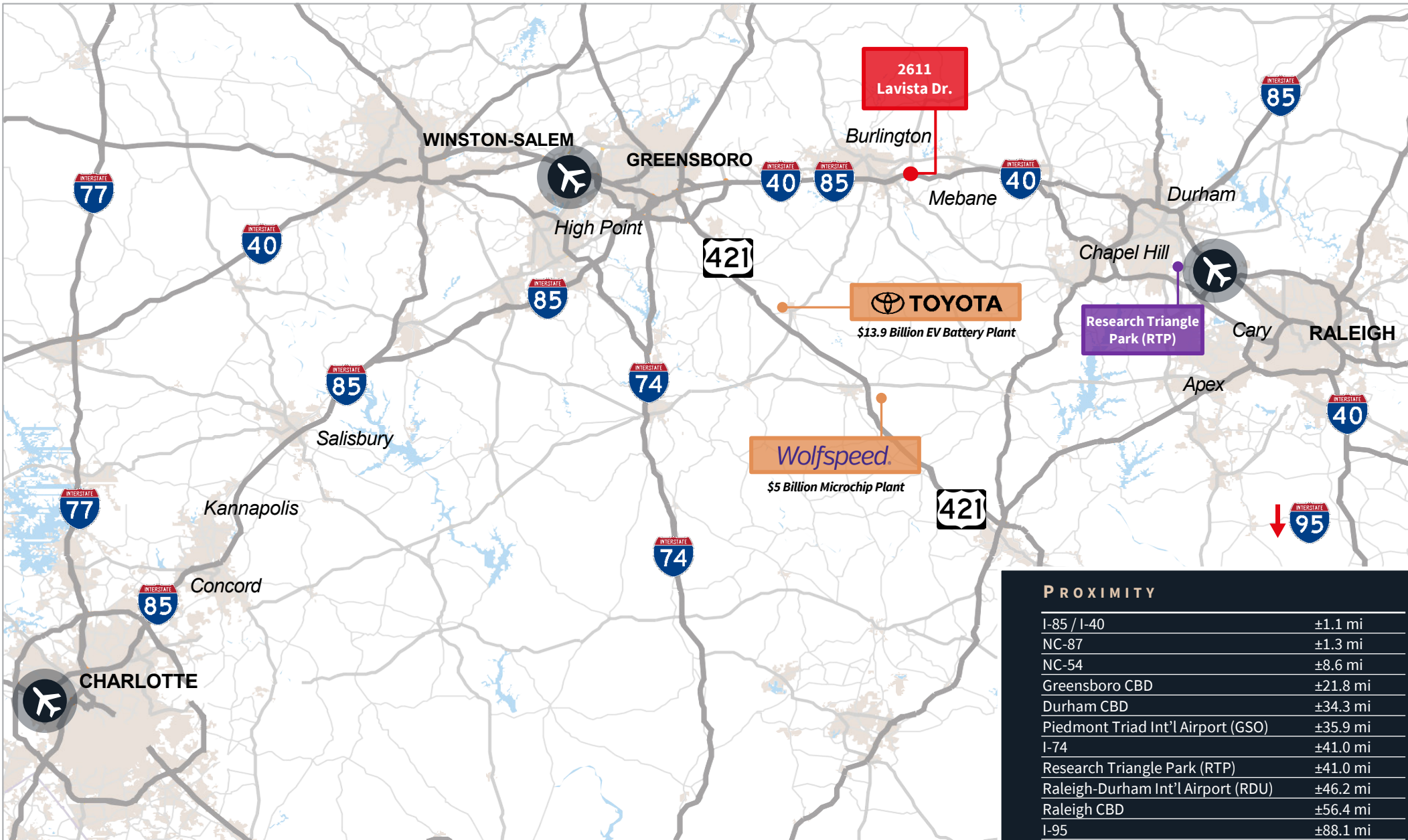
LOCATION OVERVIEW

Situated in the I-85/I-40 industrial and commercial boom corridor between Raleigh-Durham and the Greensboro-Winston Salem “Triad”, 2611 Lavista Dr. presents robust access to the most critical transportation artery in the Southeast that links Richmond, Raleigh-Durham, the Triad, Charlotte, and Atlanta. The world-class logistics infrastructure of the nearby Raleigh-Durham and Triad MSAs provide access to multiple Class I rail networks, numerous interstate highways including I-95, I-40 and I-74, among others, and efficient transport to the rapidly growing port cities of Charleston, Norfolk (Port of Virginia) and Savannah. Moreover, the Project sits at the midpoint between Raleigh-Durham International Airport (RDU) and Piedmont Triad International Airport (GSO), two of the busiest air cargo hubs in the region. The region consistently attracts top talent and corporate investment, with game-changing announcements from Toyota (\$13.9B), Wolfspeed (\$5.0B), Red Bull (\$1.5B), Eli Lilly (\$1.0B), Microsoft (\$1.0B) and Boom Supersonic (\$500M), among many others.

Drive Time Analysis	30 Minutes	60 Minutes	90 Minutes
2024 Population (Esri)	310,196	1.67M	3.47M
Median HH Income (\$)	\$66,368	\$79,056	\$83,262
Bachelor's Degree (%)	20.5%	23.9%	25.0%



CENTRALIZED DISTRIBUTION LOCATION



PROXIMITY	
I-85 / I-40	±1.1 mi
NC-87	±1.3 mi
NC-54	±8.6 mi
Greensboro CBD	±21.8 mi
Durham CBD	±34.3 mi
Piedmont Triad Int'l Airport (GSO)	±35.9 mi
I-74	±41.0 mi
Research Triangle Park (RTP)	±41.0 mi
Raleigh-Durham Int'l Airport (RDU)	±46.2 mi
Raleigh CBD	±56.4 mi
I-95	±88.1 mi
Charlotte CBD	±110.0 mi

RALEIGH-TRIAD I-85 CORRIDOR

RALEIGH-DURHAM, NORTH CAROLINA

The Research Triangle's economic diversity strategically positions the region as one of the fastest growing metropolitan areas in the country. The Triangle features a well-balanced economy driven by a robust mix of leading pharmaceutical and biotechnology companies, healthcare institutions, financial services companies, world class universities, and the state government. Strategic corporate locations for some of the largest healthcare and technology firms in the world magnetically attract startups and regional firms that are seeking to take advantage of the highly educated employment base that has formed as a result of the long-tenured STEM tenant base and halo effect of nearby universities. Economic expansion has been further amplified by research funding and innovations at several world-class medical research centers, such as UNC Health Care and Duke University Medical Center.

The region continues to attract new-to-market companies that have made major hiring announcements, such as Apple, Google, Fujifilm, Eli Lilly, GRAIL, Therapeutics, Beam Therapeutics, Advanced Auto and Pfizer, among many others.

69%

CUM. POP. GROWTH
SINCE 2020

No.3

HOTTEST JOB MKT.
IN AMERICA

No.6

REAL ESTATE
INVESTMENT MKT.



TRIAD, NORTH CAROLINA

The Triad region has a highly diversified economy serving the furniture, aviation, laboratory sciences, logistics, and biotechnology industries. Most recently, Amazon announced the delivery of a new 1.0 million square foot distribution center, Publix has announced plans to expand their new 940,000 square foot distribution center by an additional 1.2 million square feet and FedEx recently expanded its nearly 1.0 million square foot presence in the market via delivery of a 286,281 square foot build-to-suit. Moreover, UPS announced two major projects in the Triad - a \$54.2 million equipment expansion at its existing distribution hub and plans to build a new \$262 million, 510,000 square foot distribution center.

In December of 2021, the auto manufacturing powerhouse Toyota (NYSE: TM) formally announced Toyota Battery Manufacturing, North Carolina ("TBMNC"), a state-of-the-art lithium-ion battery production facility. The company more recently announced the addition of an estimated 700 employees along with an increased investment of \$2.1B, bringing the total investment in the market to \$5.9B. This represents the largest single-site investment in North Carolina history. Toyota's commitment reinforces the exceptional quality of the MSA's labor force and strengthening, world-class economy.

No.1

ECONOMIC GROWTH
POTENTIAL

No.2

BEST BUSINESS
CLIMATE

No.6

BEST FOR CORP.
INVESTMENTS



MARKET OVERVIEW

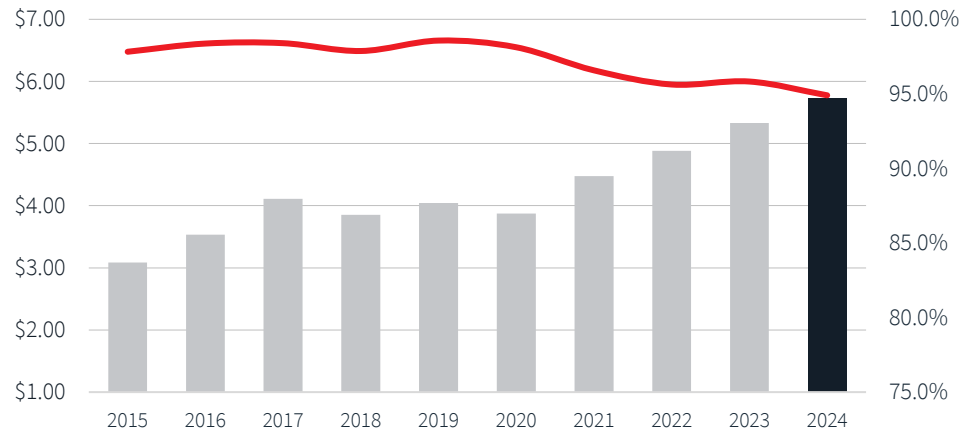
RALEIGH-TRIAD I-85 CORRIDOR

I-85 is one of the nation’s premier growth corridors, forming the industrial backbone of the Sun Belt that connects Richmond, Raleigh-Durham, the Triad, Charlotte, Greenville-Spartanburg and Atlanta. The section of I-85 between I-840 and US-501 represents a large concentration of major industrial users and has become a nexus of development and investment.

Comprising of over 28 million square feet of inventory, the sought-after corridor continues to generate user demand as an increasing number of tenants seek well-located industrial space outside of traditional infill pockets. Since 2020, asking rents have grown by 45% for all product, with the historically-robust submarket sporting an 6.2% 10-year CAGR.

28.7 MSF TOTAL INVENTORY	97.2% 10-YR AVG. OCC.
\$5.99 PSF AVG. NNN ASKING RENT	45.6% RENT GROWTH SINCE 2020

Average NNN Asking Rents v. Average Occupancy
Raleigh-Triad I-85 Corridor (2015-YTD 2024)



RALEIGH-DURHAM, NORTH CAROLINA

Raleigh-Durham’s industrial inventory is comprised of approximately 91.2 million square feet of warehouse space spread over seven (7) submarket regions.

As one of the hottest and most sought-after industrial growth market in the Southeast, Raleigh-Durham has averaged +97% occupancy rate in the last ten (10) years and is on the heels of more than 5.3 million square feet of positive net absorption over the past 24 months. Furthermore, with a recognizable lack of well-located developable infill industrial sites, elevated construction costs, entitlement constraints and limited available inventory, average NNN asking rental rates have grown by an exceptional 71.7% (+11.4% CAGR) since 2020.

91.2 MSF TOTAL INVENTORY	97.1% 10-YR AVG. OCC.
\$10.55 PSF AVG. NNN ASKING RENT	71.7% RENT GROWTH SINCE 2020

TRIAD, NORTH CAROLINA

The Greensboro-Winston-Salem-High Point (“Triad”) market is the 3rd largest industrial market in the Carolinas and is recognized as the logistical midpoint of the East Coast, providing a skilled workforce and lowest cost of operations in the region.

Comprising of more than 189 million square feet, the Triad market sports a ten-year average occupancy of 96.2% and has posted 4.5 million square feet in positive net absorption since 2022, marking the 13th straight year of positive net absorption. Additionally, rental rates have increased by more than 44.0% since 2020 due to consistently low vacancy, rising construction costs and a lack of infill, cost-effective development sites in the top submarkets.

189.1 MSF TOTAL INVENTORY	96.2% 10-YR AVG. OCC.
\$6.41 PSF AVG. NNN ASKING RENT	44.3% RENT GROWTH SINCE 2020



TO RALEIGH-DURHAM

WAL-MART INC.

HONDA NC MANUFACTURING

CHICK-FIL-A SUPPLY

LIDL DIST. CENTER

FORD MOTOR CO. DISTRIBUTION

UPS

AMAZON FULFILLMENT CENTER

NORTH CAROLINA INDUSTRIAL CENTER
Badcock Furniture
Walter Kiddle Cos
BD Diagnostics

KALMAN PACKAGING

HAW RIVER DISTRIBUTION CENTER

HM TECH

KAYSER-ROTH CORPORATION

ALAMANCE FOODS

2611 LAVISTA DR

124,000 VPD

85

40

TO GREENSBORO

2611 LAVISTA DRIVE

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