

THE IEW MID-BAY SIX PACK

10290-10293 BIRTCHE DR, JURUPA VALLEY, CA

A 100% LEASED MID-BAY, DOCK-HIGH LOADED, INDUSTRIAL PARK
326,885 RSF WITH 1.9 YRS. OF WALT IN THE INLAND EMPIRE WEST



BELLEGRAVE ROAD

CONFIDENTIAL BROCHURE

 CUSHMAN & WAKEFIELD

THE IEW MID-BAY SIX PACK



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OFFERING SUMMARY

Cushman & Wakefield of California is pleased to present **The IEW Mid-Bay Six Pack** (“the Property”) for sale. Strategically positioned within the Inland Empire West (IEW), the Property includes six (6) newer 2009 vintage buildings totaling 326,885 square feet on 18.51 acres of land. The buildings range in size from 35,000 to 71,658 RSF and average 54,480. The standalone industrial buildings each offer secure yard space with the ability to combine and create a larger contiguous space with the adjacent building.

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.

The Property is currently 100% leased to six (6) tenants, with a weighted average lease term (WALT) of 1.9 years.

The mid-bay Six Pack offers the rare opportunity to purchase a critical mass of newer vintage, dock-high-loaded, mid-bay standalone industrial product that is differentiated and outperforms an Inland Empire West Industrial Market that is amongst the strongest in the Nation. The 100% leased single tenant nature of the six buildings provides stable cash flow that is both easily managed and well diversified.

SNAPSHOT

BELLEGRAVE BUSINESS PARK	
Address	10290-10293 Birtcher Dr Jurupa Valley, CA
Site Size	18.51 Acres
Parcels	6
Clear Height	26'-28'
Total Square Footage	326,885
Number of Buildings	6
Number of Tenants	6
Year Built	2009
Zoning	B-P (Business Park), MLO (Mira Loma Warehouse and Distribution Center Overlay) & BPO (Business Park Overlay)
Parking	512 Total Stalls
Developer	Goodman Birtcher
Architect	HPA, Inc
Loading	30 DH & 22 GL
Fire Sprinklers	0.60 GPM/3,000 SF Building 4 - ESFR
Power	400A Building 1: 2,000A



100%
LEASED



6
BUILDINGS

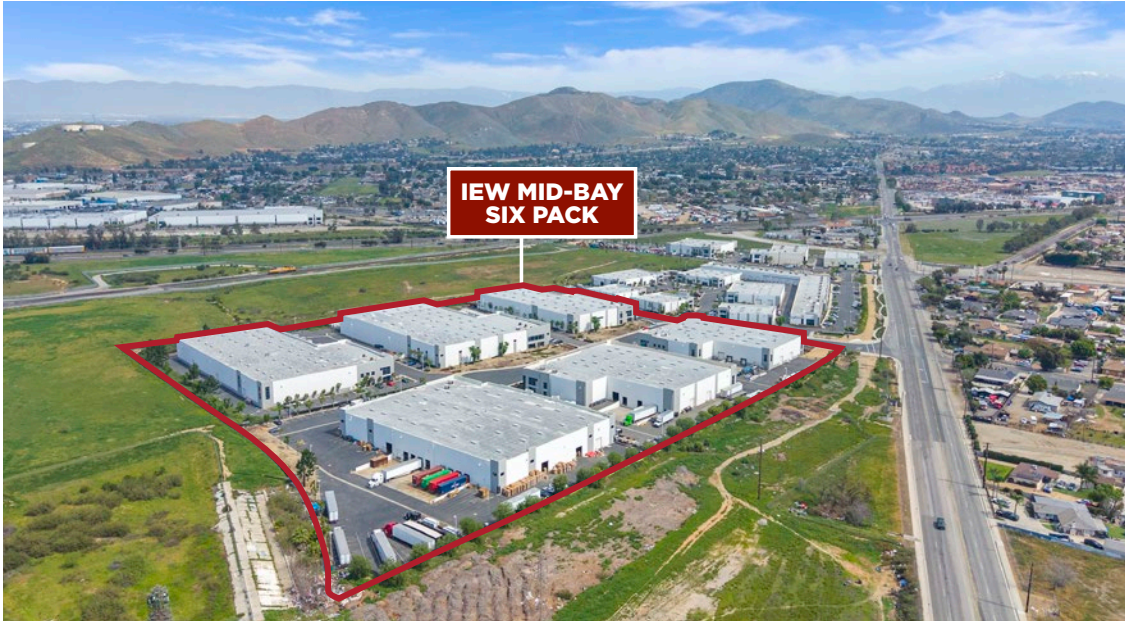


326,885
TOTAL SF

PROPERTY OVERVIEW

MID-BAY COLLECTION

Bellegrave Business Park offers six (6) separately parcelized mid-bay buildings ranging from 35,000-71,658 SF with individually fence secured yards.



PROPERTY DETAILS

BLDG	ADDRESS	SF	ACRES	YEAR BUILT	OCC.	OFFICE	MEZZ	CLEAR HEIGHT	DH / GL	SPRINKLER DENSITY	COLUMN SPACING	CAR PARKING	ELECTRICAL	PARCEL #
1	10293 Birtcher Dr	35,000	2.28	2009	100%	1,483	1,500	26'	2/3	.60 GPM/3,000 SF	50' x 52'	58	2,000A	156-370-001
2	10305 Birtcher Dr	47,327	2.35	2009	100%	1,548	1,461	26'	3/3	.60 GPM/3,000 SF	50' X 52'	68	400A	156-370-002
3	10317 Birtcher Dr	60,124	3.92	2009	100%	1,665	1,785	28'	9/4	.60 GPM/3,000 SF	50' X 52'	124	400A	156-370-008
4	10314 Birtcher Dr	63,716	4.01	2009	100%	1,814	1,941	28'	6/6	ESFR	50' X 52'	92	400A	156-370-009
5	10302 Birtcher Dr	71,658	3.46	2009	100%	1,828	2,011	28'	6/3	.60 GPM/3,000 SF	50' X 52'	95	400A	156-370-005
6	10290 Birtcher Dr	49,060	2.49	2009	100%	1,433	1,648	26'	4/3	.60 GPM/3,000 SF	50' X 52'	75	400A	156-370-006
Totals/Avg.		326,885	18.51	2009	100%	6,295	10,346	27'	30/22		50' X 52'	512		



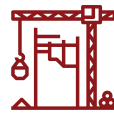
INVESTMENT HIGHLIGHTS

CRITICAL MASS

The Mid-Bay Six Pack offers 326,885 RSF across six buildings ranging in size from 35,000 to 71,658 RSF and average 54,480 RSF. It is an extremely rare opportunity to acquire a critical mass of infill Southern California Mid-Bay industrial real estate via a single transaction.

NEW HIGH QUALITY PRODUCT

Built in 2009, the six buildings each benefit from their standalone and secure nature. The Six Pack totals 30 dock high doors and 22 ground level doors, 26'-28' clear heights, and a combined coverage ratio of 40%, providing additional outside storage opportunity for tenants. Building 4 has been upgraded from 0.60 gpm to ESFR sprinklers and power can be upgraded to total 2,000 AMPS, as it has been upgraded already in Building 1.



2009
BUILT



**30 DH/
22 GL**
PRIVATE LOADING/YARD



26'-28'
CLEAR



40%
COVERAGE
RATIO



2,000
AMP
UPGRADE

IEW MID-BAY SIX PACK



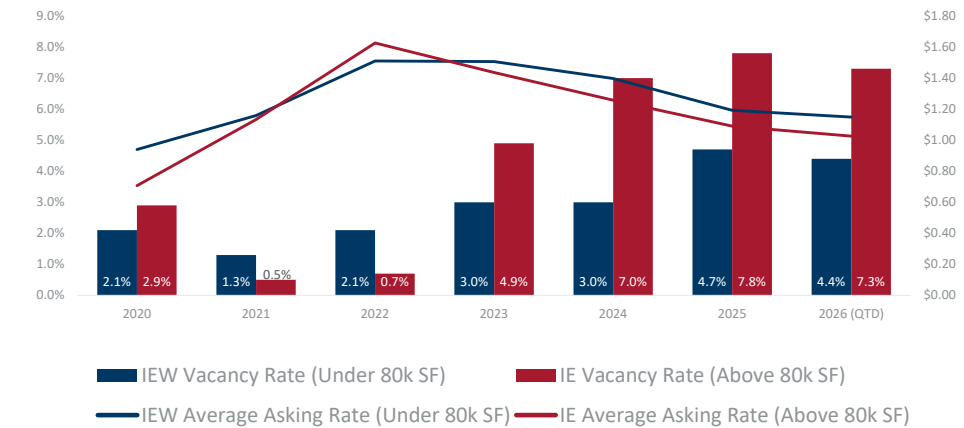
STRONG AND DIVERSIFIED CASH FLOW

Currently 100% leased to six (6) tenants, with a WALT of 1.9 Years, the Project offers immediate and strong cash flow to a diversified group of tenants that are captivated by the secure yard, power, build-out, and/or overall quality that the asset provides.

STRONG MID-BAY FUNDAMENTALS

Tenant demand for mid-bay industrial space remains strong, especially as 91% of the new development supply in the IEW has been over 80,000 RSF. The Mid-Bay industrial segment is significantly outperforming the greater industrial market. Buildings totaling below 80,000 RSF have a vacancy rate of 4.4% (vs 6.8% for ±80,000 SF) and command higher rents in the IEW..

IEW VACANCY AND AVG RENT SEGMENTED BY BUILDING SIZE

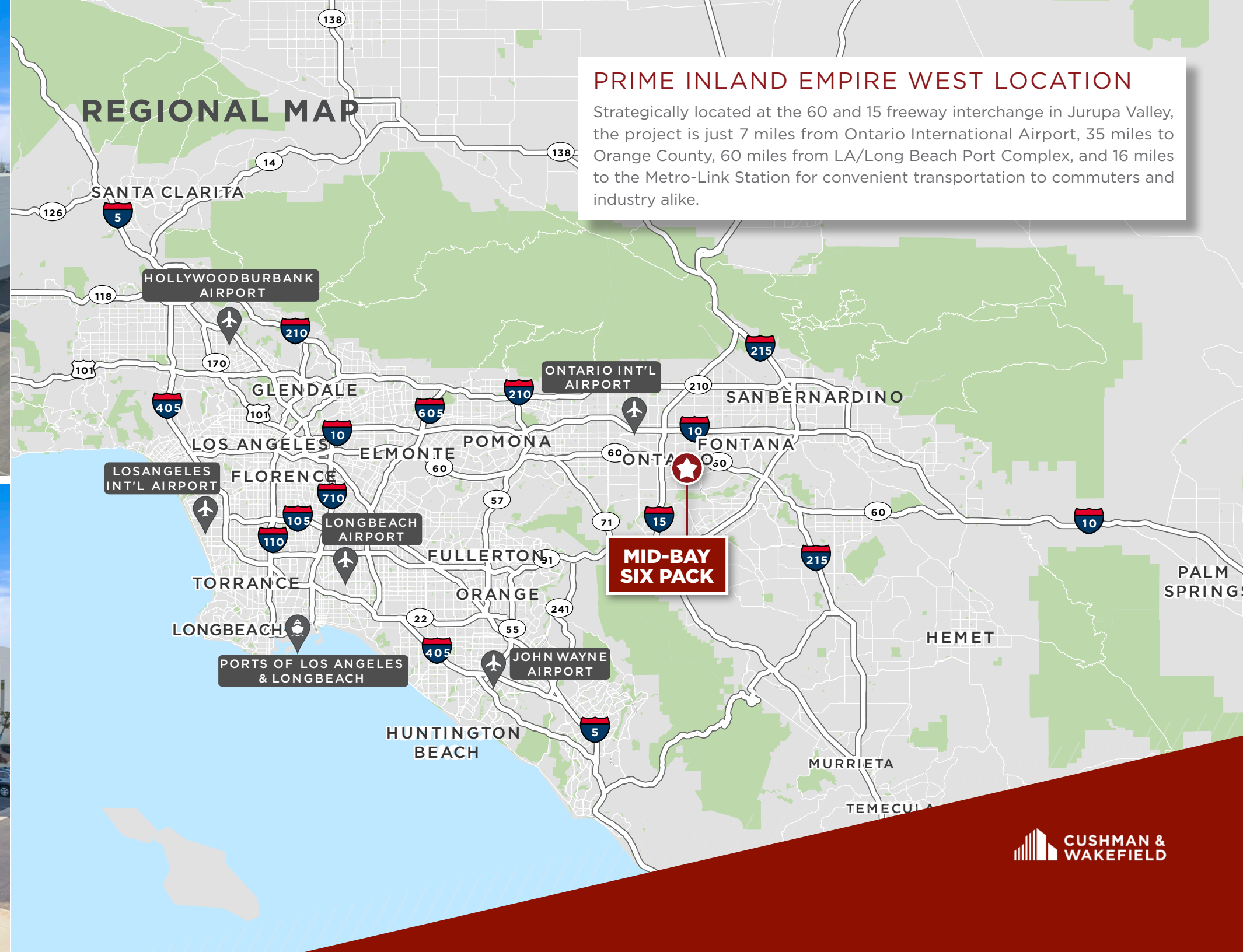


FLEXIBLE SUITE SIZES AND EXIT STRATEGIES

With building sizes ranging from 35,000 to 71,658 square feet, The Mid-bay Six Pack offers flexible leasing options designed to attract a diverse range of prospective tenants and to grow tenants throughout the park. Additionally, there is significant value-add potential through the ability to sell the already parcelized six buildings individually, allowing for more accessible check sizes for a broader buyer pool. Owner user sale comps range from \$278 to \$347 PSF, allowing for an additional premium in pricing on exit.

JURUPA VALLEY ZONING RISK MITIGATION

Ownership has obtained a letter from the City outlining that “the subject property is located within the Mira Loma Warehouse and Distribution Center Overlay (MLO) and the Business Park Overlay (BPO). The MLO and BPO allow for business park, warehousing, and distribution uses.” and that ‘all current uses established on the subject property (incl. Warehouse, distribution, maintenance, repair, manufacturing) are currently legal permitted uses.’ We have provided this letter in the deal room.



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