

# METROPLEX TECH CENTER I

3000 KELLWAY DR - DALLAS, TX

105,000 SQUARE FOOT - INFILL FLEX INDUSTRIAL OPPORTUNITY



# EXECUTIVE SUMMARY

Younger Partners has been exclusively retained to offer qualified buyers the opportunity to acquire Metroplex Tech Center I (Property). Comprised of more than 105,000 square feet, of specialized Class A flex industrial space, the Property is benefitted by ample parking, versatile loading capabilities and timeless architectural styling. 100% leased to five tenants, the Property has established revenues and an weighted average lease term of more than 7 years.

Offering dock-high loading and efficient, shallow-bay layouts, the building has attracted a dynamic range of tenants that have made long term lease commitments and improved the building with custom light industrial spaces. Leased on a NNN basis, the building's established in-place revenues offer upside through contactual increases that will boost returns.

# THE PROPERTY

ADDRESS	3000 KELLWAY DRIVE CARROLLTON, TX 75006
BUILDING SIZE	105,961 SF
LAND AREA	10.732 ACRES
YEAR BUILT	1999
BUILDING HEIGHT	ONE STORY
PARKING	7 / 1,000 SF (743 SPACES)





## INVESTMENT HIGHLIGHTS

### CREDIT TENANCY

The Property's revenue is secured by five notable tenants: Amusement Source International (Private), KabaFusion (Private), Dandy Dental (Private), McKesson (NYSE - MCK) and Deluxe Corporation (NYSE - DLX). In-place lease rates are roughly \$14.20/sf NNN with an average remaining lease terms of more than 7 years. In-place base rental revenues are forecast at more than \$1,500,000 annually with contractual rate increases over the remaining terms.

### UPSIDE

Fully leased at below market rates, the staggered expiration schedule will provide an outstanding mark-to-market opportunity in a time when in-fill flex industrial space is at a premium due to scarcity of options. Additionally, the quality of the improvements and the associated tenant investment should create a sticky environment at renewal.

### BEST IN CLASS FACILITIES

Built in 1999, Metroplex Tech Center I is tilt-up construction with a classic brick facade giving the building a timeless look and feel. Offering a versatile design, the building has an adaptable floor plate to meet the needs of a variety of uses given the shallow bay depths. Complimenting the professional appearance, the building has dock-high loading capabilities at the rear of the complex that can accommodate shipping and receiving and other light industrial needs.

Home to an assortment of specialized tenant uses, the building's finishes include technical medical, pharmacy, dental lab, production / processing, showroom and more.

### LOCATION, LOCATION, LOCATION

Metroplex Tech Center is located on more than 10 acres with convenient accessibility to Midway Road, Dallas North Tollway, Legacy, George Bush Turnpike (190 STEM Corridor) and LBJ Freeway. The building's prime location provides access to the amenity rich Belt Line Road corridor with premier restaurant and retail options. Additionally the Property is proximate to both commercial airports (DFW – American Airlines headquarters and Love-Field – Southwest Airlines headquarters) and the area's premier private airfield, Addison Airport.

## DEMAND FOR INFILL LOGISTICS

Light industrial flex properties offer an outstanding investment opportunity within the overall industrial market. While the market for larger bulk industrial is mostly controlled by institutional investors, light industrial flex is largely controlled by fragmented ownership. This allows smaller investors to capitalize on the same fundamentals enjoyed by larger buyers: Steadily increasing tenant demand, a lack of new supply and strong historical / projected rental rate growth.

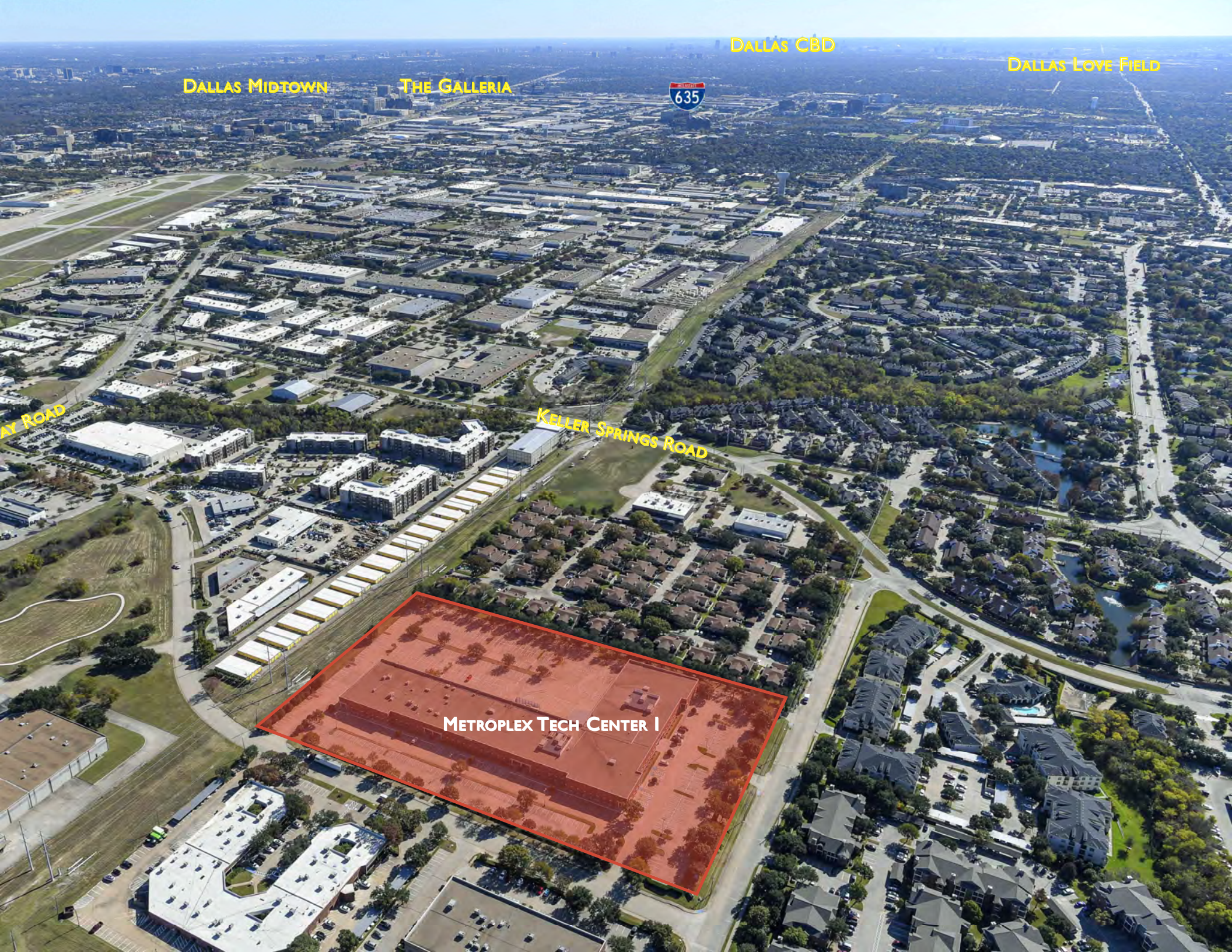
Light industrial properties account for more than half of the total U.S. warehouse inventory and demand for in-fill locations is at a premium. The North Dallas / Metropolitan industrial submarket is over 95% leased and the decline in availability for smaller buildings has accelerated more rapidly as developers concentrate on larger facilities.

Ideally positioned at just over 105,000 square feet, Metroplex Tech Center is well suited to meet the ongoing needs of the market. With flexible layouts made possible by the building's shallow bay depths, Metroplex Tech Center's current configuration ranges from 12,000 to 31,000 square feet. This segment of the market has seen explosive growth and dwindling vacancy rates.

Shallow bay properties have consistently outperformed larger, bulk industrial with stable average occupancy in the mid-to-high 90% and outstanding leasing fundamentals. As demonstrated by consistent rent growth, the tight market conditions within this segment would justify additional construction. However, development activity for buildings of this size makes up a small share of overall construction. Buildings under 150,000 square feet account for only a fraction of the 28 million square feet underway in the Dallas-Fort Worth region.

The combination of strong last mile tenant demand, coupled with limited new supply at infill locations, will drive rent growth in the coming years.





DALLAS MIDTOWN

THE GALLERIA

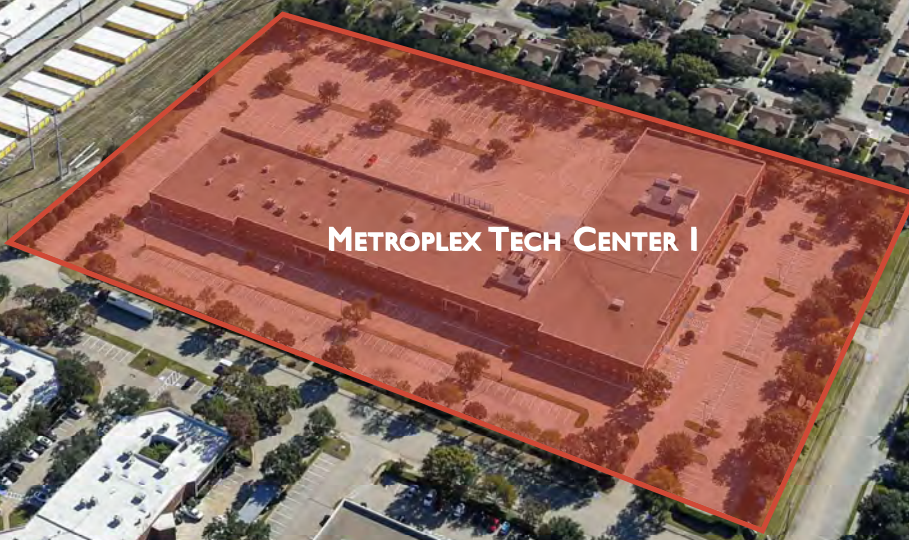
DALLAS CBD

DALLAS LOVE FIELD



AT ROAD

KELLER SPRINGS ROAD



METROPLEX TECH CENTER I



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PARTNERS

Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.