

Westpark Logistics Center

Phase III: Building 4

950 Industrial Avenue, Santa Teresa, New Mexico 88008



BLUE ROAD INVESTMENTS

CBRE



Building 4 Rendering

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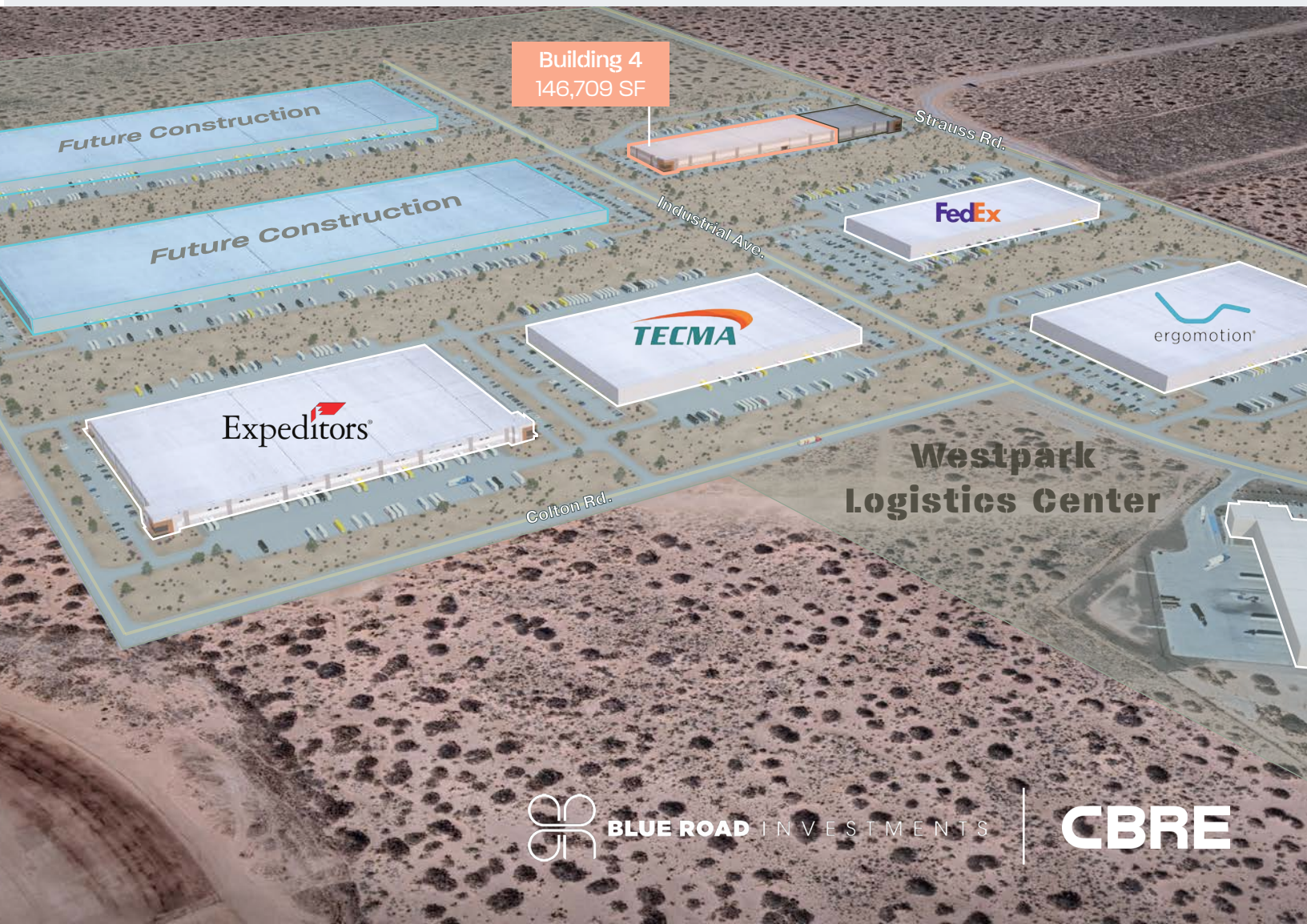
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WESTPARK OVERVIEW

Westpark Logistics Center is a master-planned industrial park in Santa Teresa, New Mexico, that has been the location of choice for companies operating in the Las Cruces, El Paso, and Cd. Juárez metropolitan areas.

Westpark totals over 1.4M square feet of leased warehouse space, with available shovel-ready sites to accommodate almost any requirement. Ownership has invested heavily in the infrastructure for the park. Utilities are available to the site and are located on Industrial Avenue, which include water, electric, sewer and fiber. Roads have been built to accommodate heavy industrial and distribution traffic. Industrial Avenue and Colton Road are 40' wide and Bailey Road is 32' wide.

Westpark Phase III is now available and consists of a leased 425,368 square feet cross-dock (Building 3) and a partially available 220,895 square feet rear-load (Building 4). Building 4 has 146,709 square feet available and is ready for immediate occupancy. Additionally, Westpark Logistics Center can accommodate new construction requirements in any size range.



BLUE ROAD INVESTMENTS

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AVAILABLE FOR IMMEDIATE OCCUPANCY

BLDG 04 146,709 SF

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Westpark Building 4 is a state-of-the-art industrial building. The total size is 220,895 square feet with 32' clear height and rear loading configuration. 74,186 square feet has been leased and the remaining space can be demised down to \pm 50,000 square feet.

BUILDING SPECIFICATIONS

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|----------------------------------|---|
| Available Square Footage: | 146,709 sq. ft. (74,186 sq. ft. leased) |
| Dimensions: | 225' x 972' |
| Column Spacing: | 54' x 54' |
| Car Parking: | 192 spaces |
| Trailer Parking: | 39 spaces |
| Truck Court Depth: | 185' |
| Clear Height: | 32' |
| Roof: | 60 mil TPO |
| Slab: | 7" reinforced, 4000 PSI, FF50/FL35, with Asford Formula |
| Dock Doors: | (30) 9' x 10' |
| Drive-In: | (1) 12' x 14' drive-in doors - expandable to 20' x 14' |
| Sprinklers: | ESFR |
| Insulation: | R-25 - rigid insulation |



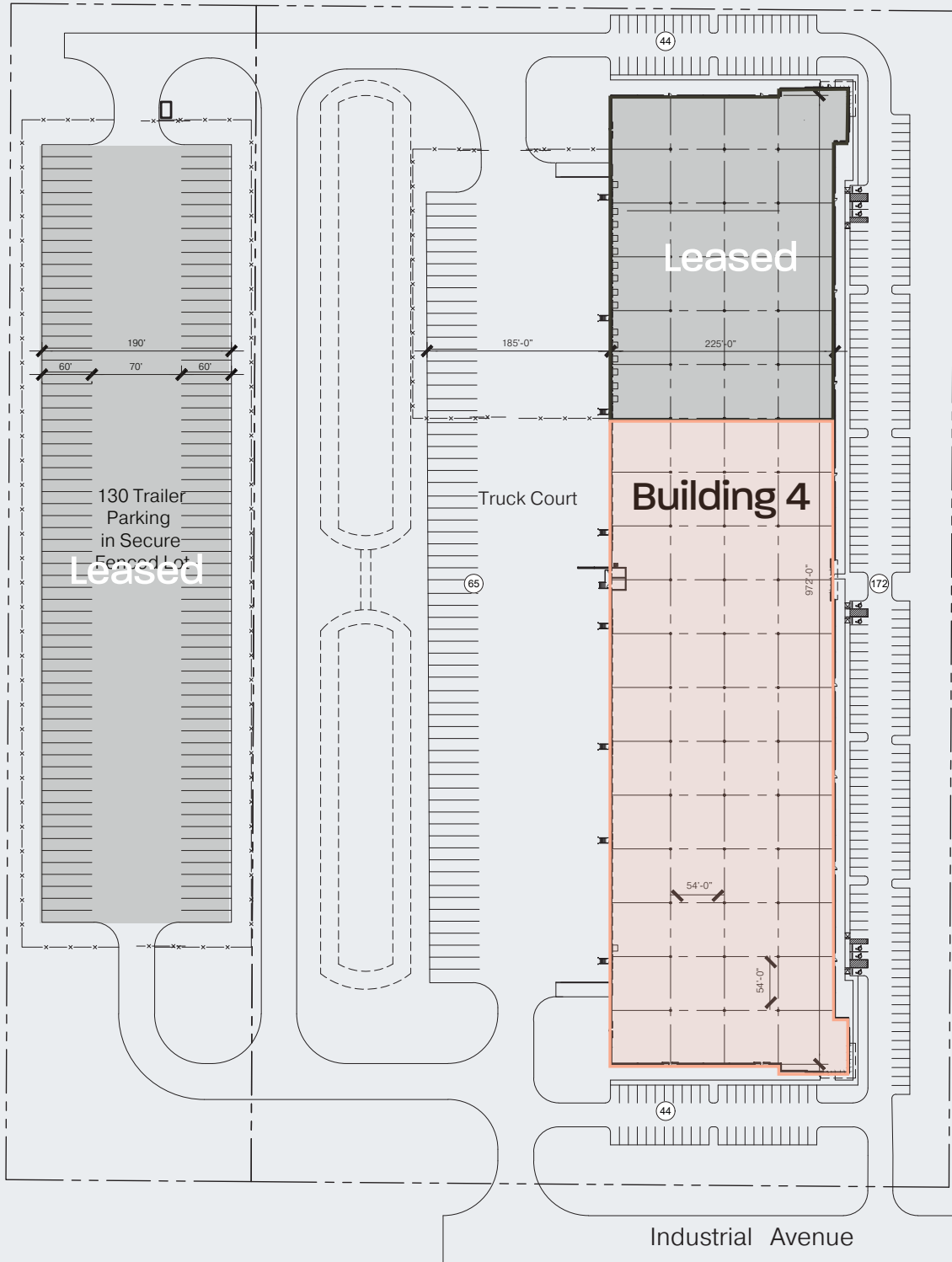
BLUE ROAD INVESTMENTS

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STRAUSS ROAD






OPERATING COST ADVANTAGES

Logistical Savings

While proximity to logistical drivers is important, how it affects a tenant's bottom line is key:

-  Union Pacific Intermodal: A short 4 miles away, Westpark allows for significant drayage savings. Average drayage costs within Santa Teresa are \$100 - \$150 roundtrip v. \$300 - \$350 to East El Paso.
-  Overweight Freight Zone: Allows for truck loading capacity up to 96,000 lbs. vs. the U.S. standard of 84,000 lbs. As a result, six truck loads in Santa Teresa is equivalent to seven in El Paso equating to transportation savings of ~14%.
-  U.S. – México Border: The Santa Teresa Port of Entry averages under 15 minutes of wait time per border crossing compared to the unpredictability of the Zaragoza Bridge in East El Paso (wait times can range from 45 minutes to over six hours). The Santa Teresa crossing is also free compared to a \$14 fee at the Zaragoza entry.
-  FedEx Ground: Located next to a FedEx Ground facility, Westpark can offer extensive shipping savings to FedEx customers.
-  Doña Ana County International Jetport: Only 2.5 miles away, recent renovations allow for increases in air freight and cargo plane shipments.

Operational Savings

-  Property Taxes: Real estate taxes and personal property taxes are ~67% lower in Santa Teresa than El Paso. As a result, real estate operating costs in Santa Teresa are typically \$0.90psf less than El Paso.
-  Foreign Trade Zone/Inventory Tax: While both El Paso and Santa Teresa are located in a foreign trade zone, only Santa Teresa offers no inventory tax, creating a competitive advantage to operators in Westpark.
-  No Sales Tax for Trade Companies: New Mexico does not have a sales tax, and instead charges a Gross Receipts Tax. There are advantages associated with this subject to certain uses and operations.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date