

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

580 MALLORY WAY

CARSON CITY, NEVADA



100% LEASED WITH CREDIT TENANCY | 10+ YEARS OF DURABLE CASH FLOW
RECENTLY RENOVATED IN 2022 | HIGH GROWTH INDUSTRIAL MARKET

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group is exclusively offering for sale **580 Mallory Way** (the "Property"), a 100% long-term leased core industrial building totaling $\pm 90,056$ SF and situated on ± 2.23 acres. Built in 1995 and recently renovated in 2022, the Property boasts excellent industrial features including 30' clear height, dock high and grade-level loading, and abundant auto parking. Strategically located in Carson City, Nevada, this highly attractive location is home to multiple corporate occupiers and is well-positioned in a high-growth industrial market.

The offering is a rare opportunity to acquire a long-term leased institutional quality industrial asset with credit tenancy and durable cash flows, durable cash flows, and an absolute NNN lease.



INVESTMENT HIGHLIGHTS

100% Leased with Credit Tenancy



580 Mallory Way is 100% leased to Bruce Aerospace, a subsidiary of publicly traded TransDigm Group (NYSE: TDG) with reported revenues for 2022 of \$5.43 billion. With a WALT of 12.3 years and a lease expiration in December 2035, the Property benefits from market-leading in-place rent and 3% annual increases providing strong in-place net operating income performance. In addition, the absolute NNN structure of the lease ensures the Tenant is responsible for all operating expenses associated with the property as well as all building and maintenance repairs. The product quality, credit tenancy, and operating performance combine to make 580 Mallory Way a true institutional-quality core investment.

High Barriers to Entry – Land Constrained Market



With high barriers to entry in the Nevada industrial market, due largely to the Bureau of Land Management's control of 63% of all land in Nevada (48 million acres), there is a clear lack of industrial development sites aside from challenging land assemblages. Layering in the increased timing & costs of new construction, the new supply of new Class "A" industrial product has been limited throughout Nevada.

Exceptional Industrial Market Location



The Property offers an exceptional infill industrial location with freeway visibility and access to I-580, a 76-mile-long east-west highway that connects to I-80 which provides national connectivity from San Francisco to New York. Additionally, the Property location offers access to deep consumer and labor populations totaling nearly 750,000 residents all within a 50-mile radius.

Resilient Fundamentals



With an overall industrial vacancy rate of 2.9% as of 1Q23, and a 51% year-over-year increase in average asking rates, the Carson City industrial market is a high-growth industrial market backed by resilient industrial fundamentals and robust occupier demand.



PROPERTY OVERVIEW

580 Mallory Way



Address

580 Mallory Way,
Carson City, Nevada
89701



Total Rentable
Area

±90,056 SF



Office SF

±37,118 SF



Acreage

±2.23 Acres



Year Built /
Renovated

1995 / 2022



Clearance
Height

30'



Sprinklers

Wet-pipe Sprinkler
System



Dock Doors

7 (Interior Truck Well
Loading)



Grade Level
Doors

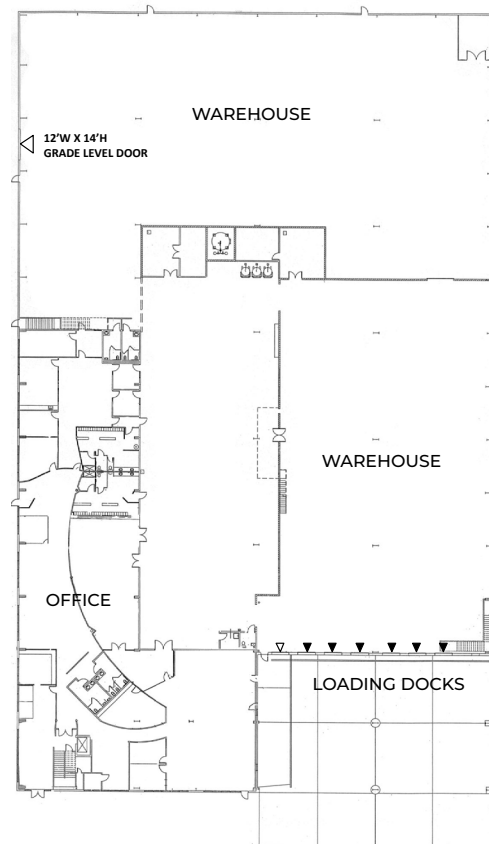
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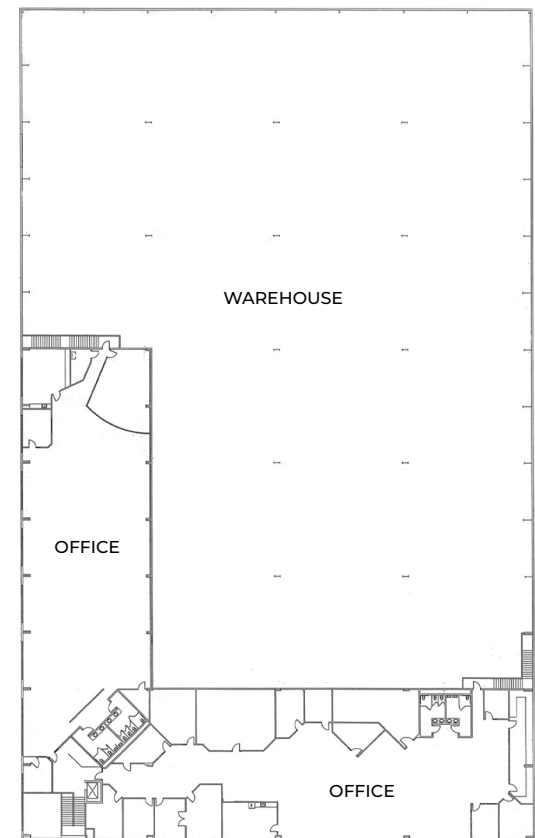
Parking

±125 Auto Parking Stalls

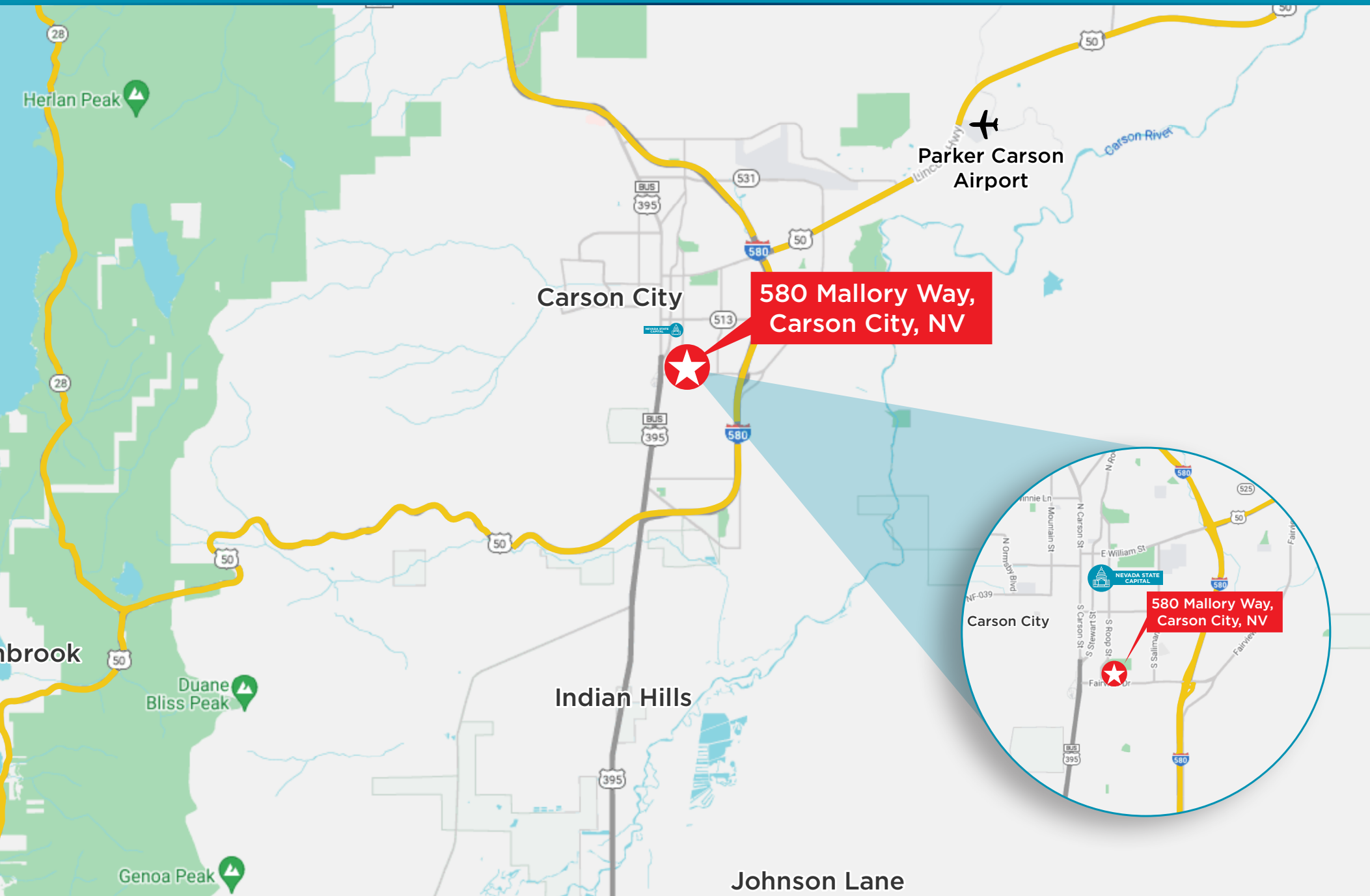
FIRST FLOOR



SECOND FLOOR



AREA OVERVIEW



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Click below for more information and insights from our National Industrial Advisory Group

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