

440 Baldwin Park Boulevard

CITY OF INDUSTRY, CALIFORNIA

INSTITUTIONAL QUALITY INDUSTRIAL BUILDING TOTALING 226,938 SF | 100% LEASED TO SMURFIT KAPPA THRU 4/24
STRATEGIC INFILL LOS ANGELES LOCATION - SAN GABRIEL VALLEY SUBMARKET





THE OFFERING

CBRE, Inc., is exclusively offering for sale **440 Baldwin Park Boulevard**, an institutional quality industrial building totaling 226,938 SF in the City of Industry, California. The property is 100% leased to Orange County Container Group (“OCCG”), owned by Smurfit Kappa (OTCMKTS: SMFKY), through April 2024 at a below market rent.

This is an extremely rare opportunity to acquire a larger, infill, functional industrial building in the highly desirable City of Industry. Barriers for competitive development have been created with today’s high construction costs and virtually no available land in the market. This provides an opportunity to purchase the building at a price that is below replacement cost.

The property provides excellent access to I-605, I-10 & SR-60, making it a strategic distribution location.

PROPERTY OVERVIEW	
ADDRESS	440 Baldwin Park Boulevard City of Industry, CA 91746
SQUARE FOOTAGE	226,938
ACREAGE	11.074
OCCUPANCY	100%
TENANT	Orange County Container Group (Owned by Smurfit Kappa)
LEASE EXPIRATION	Apr-24
CLEAR HEIGHT	±16'-26'
DOCK-HIGH POSITIONS	14
GRADE LEVEL DOORS	8
YEAR 1 NOI	\$1.7 million

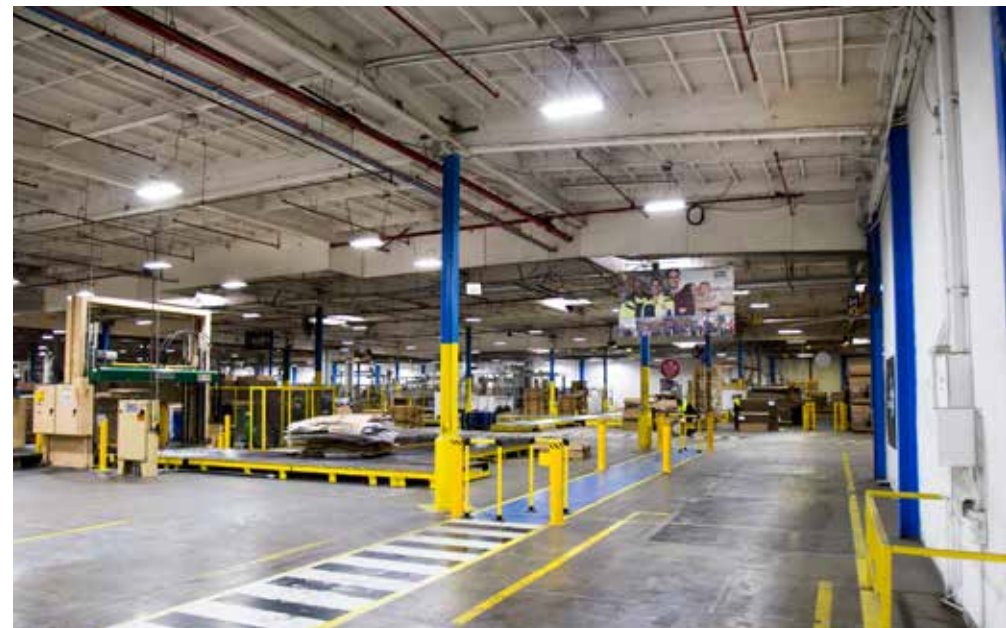
INVESTMENT HIGHLIGHTS

HIGHLY FUNCTIONAL INDUSTRIAL BUILDING WITH VALUE ADD CHARACTERISTICS

- » 226,938 SF on 11.074 Acres
- » High-Image Corporate Entrance and has invested significant capital into their space
- » Abundant Loading & Car Parking (125 Spaces)
- » Covered Loading Areas
- » Fully secured, large concrete truck courts
- » 7% Office Build out
- » Street Frontage & Drive Around Capability
- » Rail Access - Rail sites are hard to identify and command a rent rate premium
- » Excess yard for trailer parking
- » Ability to add dock doors on east side or remove rail and platform dock to add dock high loading to the south side in the future

100% LEASED TO CREDIT-WORTHY TENANT WITH STEADY CASH FLOW

- » Extremely committed tenant as Orange County Container Group has occupied the building since 2008
- » OCCG was purchased by paper-based packaging products manufacturer, Smurfit Kappa, for \$340 Million in December of 2012
- » Smurfit Kappa Group is Europe's leading corrugated packaging company with very solid and desirable credit
- » Critical e-commerce location for the tenant
- » 8.5% below market rent offering future upside upon rollover

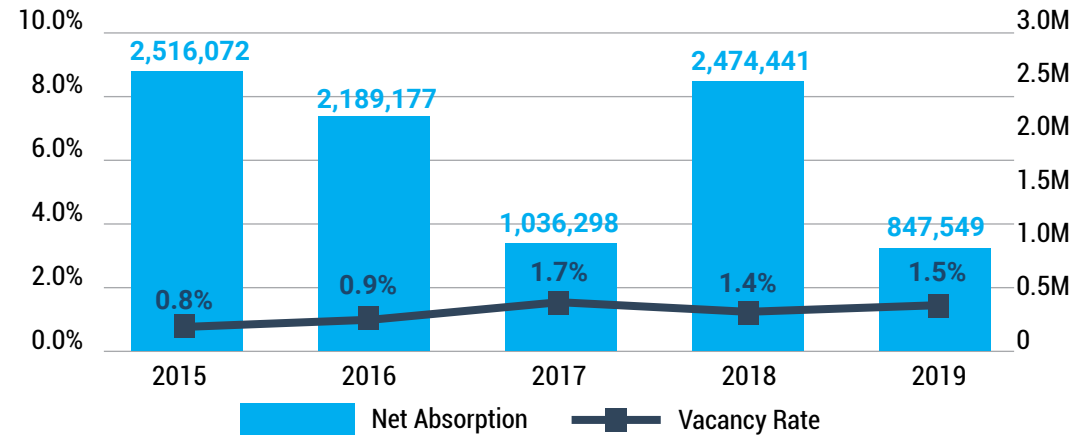


STRONG MARKET DYNAMICS

- » Vacancy in the San Gabriel Valley (SGV) remains extremely low at 2.3% and even lower in the City of Industry at 1.5% for the 200-500 KSF range in Q1 2020
- » Vacancy for bldgs in the 200-500 KSF size range is 1.3% in San Gabriel Valley and 0.9% in the City of Industry
- » Availability rate for industrial bldgs 200 KSF+ is less than 3%
- » The City of Industry contributed 544 KSF of positive net absorption during 2019, accounting for over 64% of SGV's annual net absorption
- » Strong demand for industrial bldgs 200 KSF+ with limited new product proposed
- » There has only been 1 building under construction in the City of Industry in the 200-500 KSF size range in the past 18 months

LAND IN THE SAN GABRIEL VALLEY IS EXTREMELY VALUABLE MAKING THIS AN EXCELLENT OPPORTUNITY IN THE LONG TERM

SAN GABRIEL VALLEY HISTORICAL VACANCY & ABSORPTION



Source: CBRE Research, Q1 2020

RENTAL RATES IN THE CITY OF INDUSTRY HAVE INCREASED 40% OVER THE PAST 5 YEARS



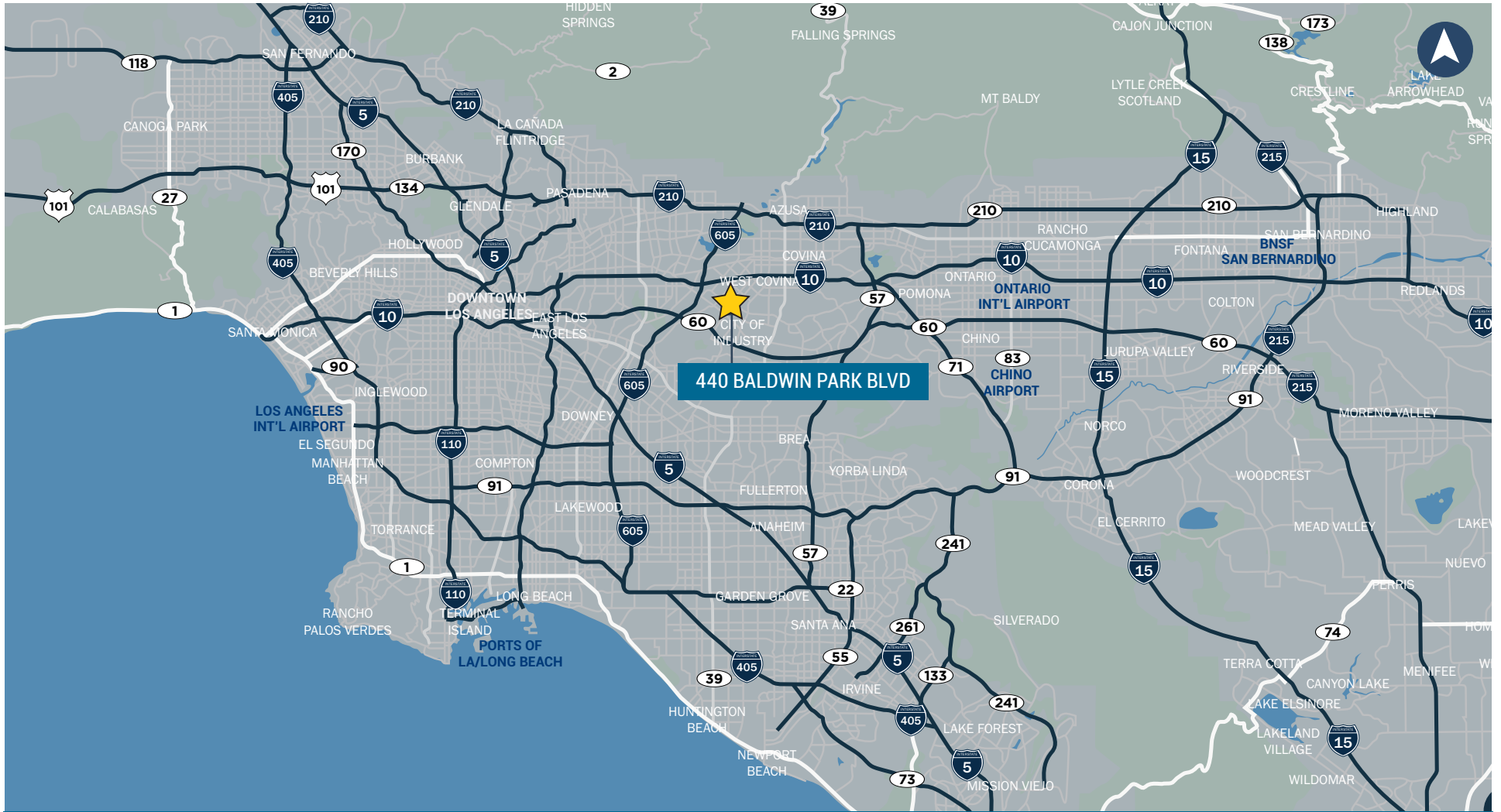
STRATEGIC INFILL SAN GABRIEL VALLEY LOCATION

- » Direct access to I-605, I-10 and 60 freeways
- » Last Mile distribution location
- » The City of Industry is 100% zoned for business, with no citywide hours of operation restrictions
- » Bordered by four major freeways, the area is serviced by over 50 trucking lines



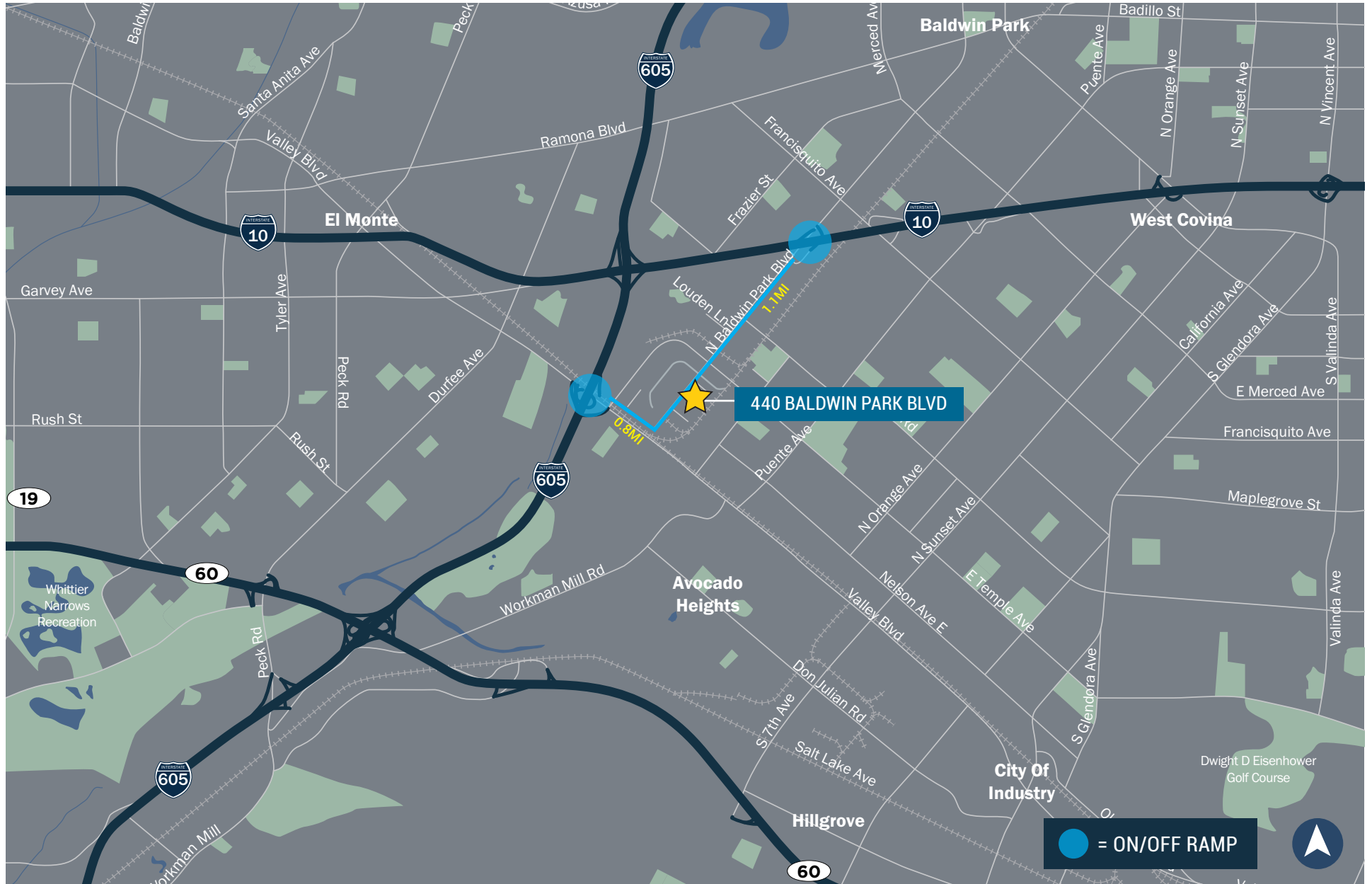
STRONG REGIONAL TRANSPORTATION LINKS AND PROXIMITY TO A LARGE POPULATION BASE ARE IDEAL FOR E-COMMERCE AND 3PL USERS WHO HAVE CONTINUED TO EXPAND IN THE GREATER LOS ANGELES/INLAND EMPIRE MARKETS TO FULFILL LAST MILE DELIVERY NEEDS

REGIONAL MAP



KEY DISTANCES								
	0.8 MILES	1.1 MILES	3.0 MILES	7.1 MILES	16.4 MILES	24.6 MILES	28.1 MILES	30.5 MILES

LOCAL MAP



STRATEGIC INFILL LOCATION APPROXIMATELY 1 MILE FROM I-605 & I-10

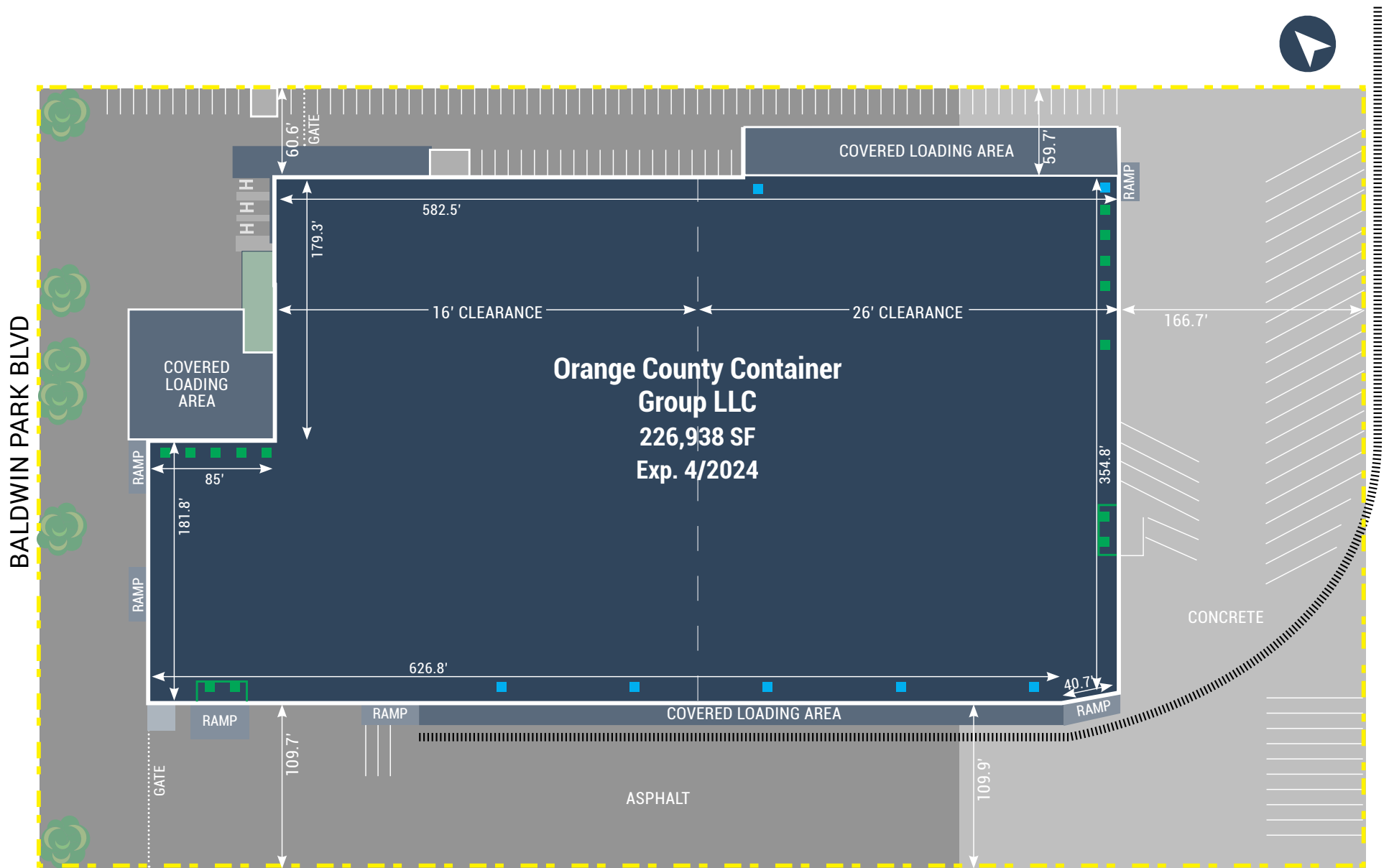


1	AJP Distributors	12	National Envelope Corporation/Cenveo Inc
2	Exxel Outdoors Inc	13	Sheet Metal Workers Southern CA
3	Hitex Dyeing & Finishing	14	Wayfair Home Delivery
4	Estes Express Lines	15	X-Speed Transportation
5	Emtek Products Production Plant	16	DC Sports / Pilot Automotive
6	American Alliance Trucking Company	17	Kellwood Western Region
7	Asia Direct Home Products	18	eFavormart / PLI Card Marketing Solutions
8	Cyberpower	19	Jacmar Foodservice Distribution
9	Reyes Coca-Cola Bottling	20	Sonoco Paper Products
10	UPS	21	Los Altos Food
11	Kaiser Permanente Medical Center	22	Grifols Biologicals



**440 BALDWIN AVENUE
CITY OF INDUSTRY, CA**

SITE PLAN



- Dock High Door
- Grade Level Door

440 Baldwin Park Boulevard

CITY OF INDUSTRY, CALIFORNIA

CAPITAL MARKETS ADVISORS

DARLA LONGO
Vice Chairman/
Managing Director
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

BARBARA PERRIER
Vice Chairman
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

REBECCA PERLMUTTER
Exec. Vice President
Lic. 01838624
+1 310 922 5237
rebecca.perlmutter@cbre.com

LYNN KNOX
Senior Vice President
Lic. 01228367
+1 909 418 2112
lynn.knox@cbre.com

JASON CHAO
Senior Vice President
Lic. 01186780
+1 909 418 2131
jason.chao@cbre.com

VAL ACHEMEIER
Exec. Vice President
Lic. 01868169
+1 213 613 3109
val.achemeier@cbre.com

BRETT HARTZELL
Exec. Vice President
Lic. 5876
+1 206 292 6100
brett.hartzell@cbre.com

JOE CESTA
Exec. Vice President
Lic. 01319088
+1 949 809 3612
joe.cesta@cbre.com

ERIC COX
Senior Associate
Lic. 02027752
+1 213 613 3210
eric.a.cox@cbre.com

CASE DAHLEN
Senior Associate
Lic. 01841537
+1 909 418 2089
case.dahlen@cbre.com

LOCAL MARKET EXPERTS

DEBT & STRUCTURED FINANCE

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE AT
WWW.CBREN-440BALDWINPARK.COM

**OFFERING INTEGRATED REAL ESTATE CAPITAL MARKETS SOLUTIONS
FROM STRATEGY TO EXECUTION – DELIVERED BY A SEAMLESS NATIONAL PARTNERSHIP**

GLOBAL INDUSTRIAL & LOGISTICS

Jack Fraker
Heather McClain

WEST

Darla Longo
Barbara Perrier
Rebecca Perlmutter
Brett Hartzell
Joe Cesta
Eric Cox
Gina Christen

SOUTHEAST

Chris Riley
Frank Fallon
Trey Barry
Jennifer Klingler

SOUTH CENTRAL

Randy Baird
Jonathan Bryan
Ryan Thornton
Eliza Bachhuber
Colleen Fazio

NORTH CENTRAL

Mike Caprile
Ryan Bain
Zach Graham
Victoria Gomez

NORTHEAST

Michael Hines
Brian Fiumara
Brad Ruppel
Bo Cashma
Jonathan Beard
Lauren Dawicki

DEBT & STRUCTURED FINANCE

Val Achemeier
Scott Lewis
Steve Roth
Ryan Kieser

CBRE

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

