

PARK ROW

DALLAS (ARLINGTON), TEXAS

LOGISTICS CENTER

GREAT SOUTHWEST SUBMARKET | 155,425 SF | STATE OF THE ART CONSTRUCTION | 100% LEASED | 3.00% ANNUAL INCREASES | 67 MONTH LEASE TERM



INVESTMENT SUMMARY

INTRODUCTION

Jones Lang LaSalle, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in Park Row Logistics Center, a brand new, state-of-the-art industrial warehouse located in the Great Southwest/Arlington ("GSW") Submarket in Arlington, Texas. Totalling 155,425 square feet the building is 100% leased to Mochila Fulfillment for a term of 67 months and situated 0.75 miles east of the intersection of SH-360 and E Park Row Dr. The Offering represents the rare opportunity to acquire a newly constructed Class A industrial project located in one of the country's most dynamic industrial submarkets. The Park Row Logistics Center opportunity offers an ideal combination of functionality, location, quality, and exit liquidity for an investor seeking a core opportunity with significant mark to market upside upon lease expiration.

The Property is positioned in the institutional GSW Industrial Submarket, known for its central location within the DFW Metroplex and accessibility to major interstate highways (I-20, I-30, SH-183, SH-161 and SH-360) that run directly through this region. Local, regional and national distributors benefit from the prime location and a population of 7.5 million within D/FW and 58.6 million within a one day's drive. The Property offers a premium location with exceptional regional accessibility and immediate access to an abundant labor supply.

INVESTMENT HIGHLIGHTS



100% LEASED - 67 MONTH TERM - 3.00% ANNUAL INCREASES



CLASS A+ ASSET FEATURING EXCEPTIONAL CONSTRUCTION



SIGNIFICANT BARRIERS TO ENTRY



MISSION-CRITICAL LOGISTICS AND DISTRIBUTION LOCATION

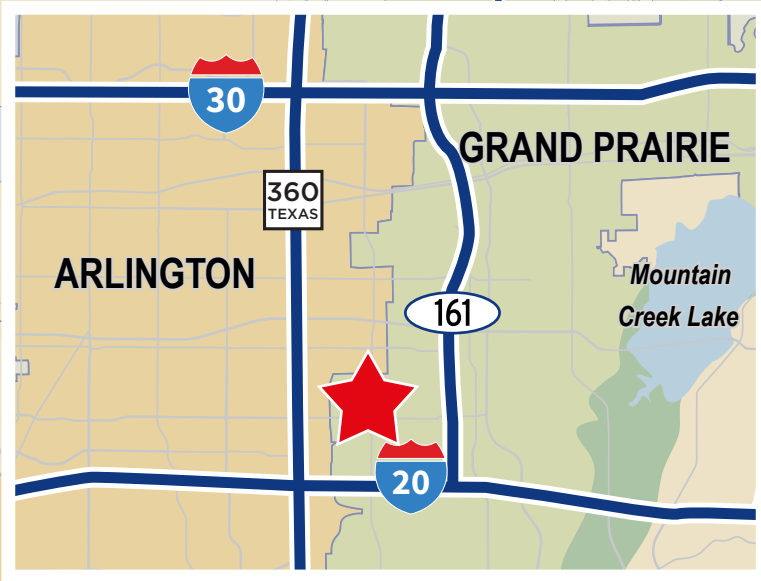


NATIONAL-LEADING INDUSTRIAL MARKET & SUBMARKET

PROPERTY OVERVIEW

ADDRESS:	3301 E Park Row Drive Arlington, TX 76010
SQUARE FOOTAGE:	155,425 SF
OCCUPANCY:	100%
SITE SIZE:	9.23 Acres
ESTIMATED COMMENCEMENT DATE	September 1, 2020
LEASE TERM	67 Months
LOADING:	Single Load
CLEAR HEIGHT:	32'
DOCK-HIGH DOORS:	22 (9' x 10')
OVERSIZED DOORS:	1 (12' x 14')
DRIVE-IN DOORS:	1
TRUCK COURT:	180'
TRAILER PARKING:	28 Spaces
CAR PARKING:	147 Spaces





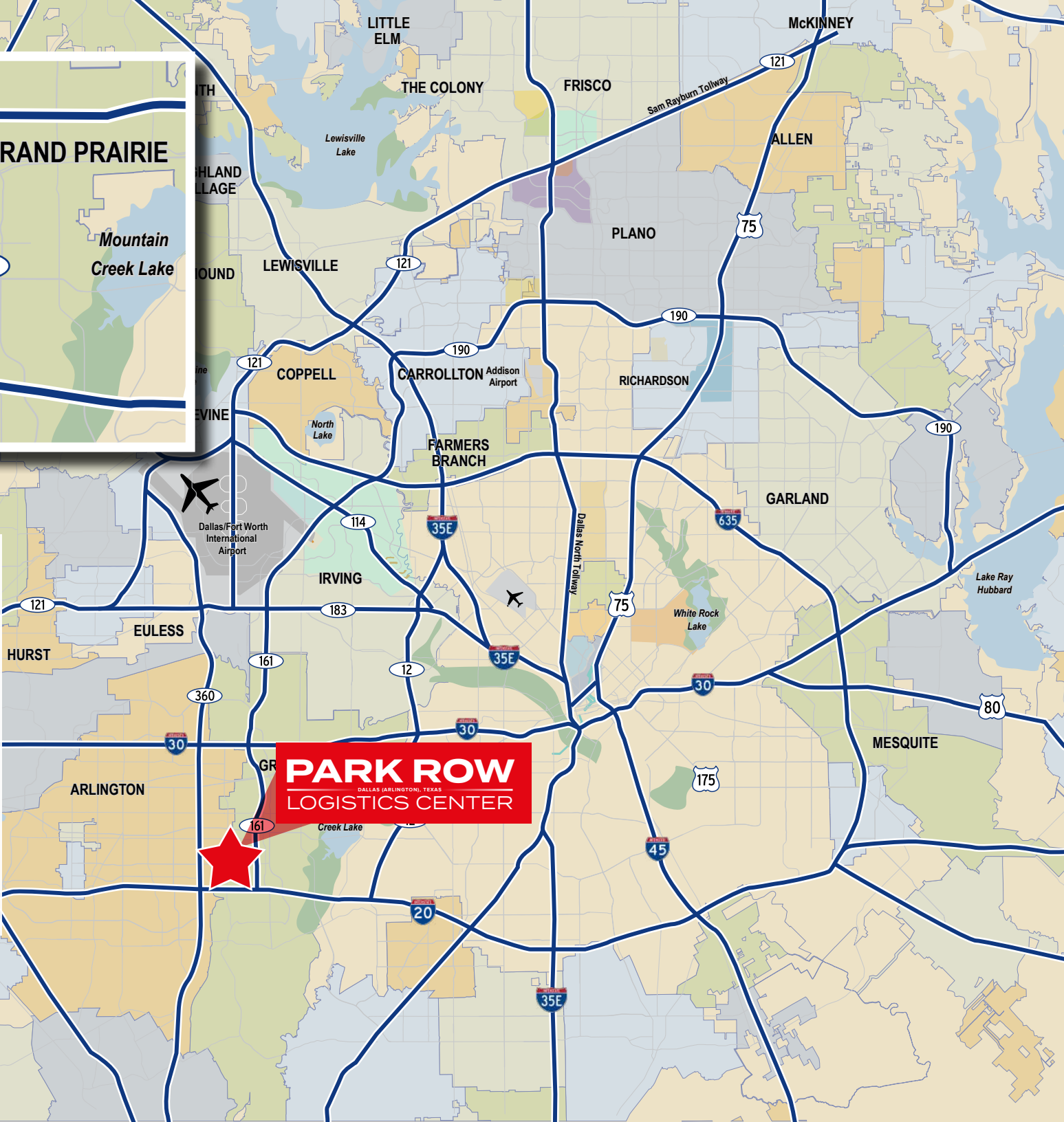
**DRIVE TIMES FROM
PARK ROW**

TO DOWNTOWN DALLAS:
21 Minutes, 19 Miles

TO DALLAS - LOVE FIELD
28 Minutes, 22 Miles

TO DFW AIRPORT
19 Minutes, 16 Miles

TO DOWNTOWN FORT WORTH
24 Minutes, 22 Miles



INVESTMENT HIGHLIGHTS



100% LEASED WITH MARK TO MARKET UPSIDE

- The Property is 100% leased to Mochila Fulfillment for a term of 5 years and 7 months with an anticipated start date of September 1, 2020 and a starting rental rate of \$4.30 Per Square Foot. The lease features 3.00% annual escalations providing the buyer with a stable appreciating stream of cash flow.
- Mochila Fulfillment committed to signing their lease during the COVID pandemic shutdown, providing confidence behind the tenant's commitment to this mission critical location.
- The Property is leased at a rental rate of \$4.30 SPF, approximately 4.65% below market, thus creating a mark to market opportunity upon Mochila's lease expiration as the submarket has experienced 4.63% year over year market rent growth and as anticipated to remain strong as limited supply is anticipated to come online in the near term.



CLASS A+ ASSET FEATURING EXCEPTIONAL CONSTRUCTION

- The Parkway Logistics Center offering features 155,425 square feet, single load, Class A warehouse/distribution facility. The Project features desirable specifications including 32' clear height, a 45 mil TPO roof, 180' truck court, along with significant parking for autos. The modern characteristics and premier amenities will allow the Project to capitalize on the robust tenant demand of users seeking centrally located assets in the DFW Metroplex.



SIGNIFICANT BARRIERS TO ENTRY

- Located near the intersection of SH-360 and East Park Row in the institutional submarket of Great Southwest/Arlington, the property's location presents significant barriers to entry and relatively limited development opportunities due to a lack of available land in the nearby vicinity and restrictive replacement costs.



MISSION-CRITICAL LOGISTICS AND DISTRIBUTION LOCATION

- Park Row Logistics Center is strategically located for logistics and supply operations in the heart of the Dallas-Fort Worth market with convenient access to multiple transportation nodes including I-20, I-30, SH-360 and SH-161.
- The Property benefits from the strongest labor pool in DFW, as it attracts workers from not only the deep talent pool in the immediate area, but the entire Dallas-Fort Worth region.
- The submarket attracts some of the most recognized and credit-worthy corporate occupiers including Lockheed Martin, General Motors, UPS, Mission Foods, Kroger and Home Depot.



NATIONAL-LEADING INDUSTRIAL MARKET

- The Dallas-Fort Worth industrial market has become recognized as one of the most robust and resilient areas across the county for industrial real estate. The fourth largest industrial market in the United States, DFW has more than 652 million square feet of product and a vacancy rate of 7.50% as of Q2 2020.
- Dallas Fort Worth's population is projected to grow by 900,000 people over the next 6 years, a 1.63% Compound Annual Growth Rate.

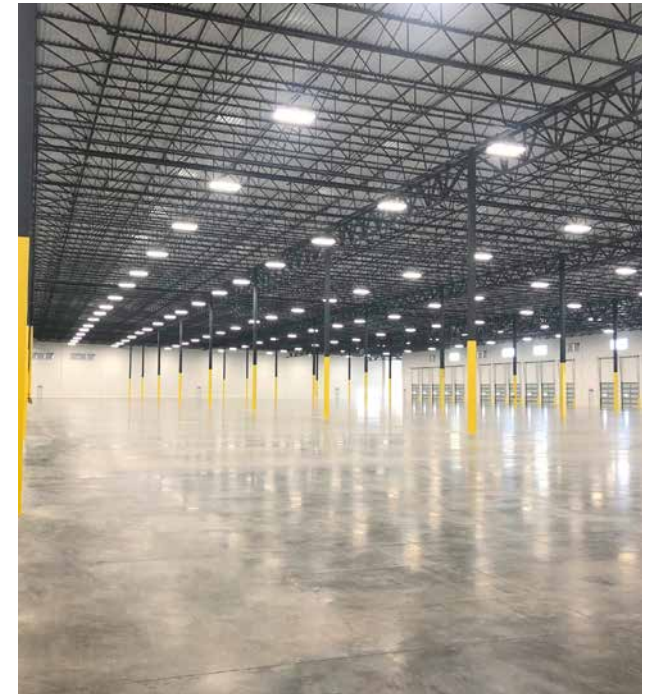
PROPERTY DESCRIPTION



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Address:	3301 E Park Row Dr Arlington, TX 76010
Square Footage:	155,425 SF
Occupancy:	100%
Site Size:	9.23 Acres
LCD:	09/01/2020
Lease Term:	67 months
Lease Rate:	\$4.30 PSF
Loading:	Single Load
Clear Height:	32'
Dock-High Doors:	22 (9' x 10')
Oversized Doors:	1 (12' x 14')
Drive-In Doors:	1
Truck Court:	180'
Office Finish SF:	3,440 SF
Office Finish %:	2.21%
HVAC Finish SF:	3,440 SF
HVAC Finish %:	2.21%
Building Dimensions:	516' x 285'
Column Spacing:	55' deep x 52' wide
Loading Bays:	60' deep
Trailer Parking:	28 Spaces
Car Parking:	147 Spaces
Car Parking Ratio:	0.95 / 1,000 SF
Sprinklers:	ESFR
Power:	277/480 Volt 3-Phase power available at exterior tap can.
Roof:	45 mil mechanically fastened TPO over R9 polyiso insulation over 1.5B deck (22 gauge) 15 Year Warranty
Structure:	Tilt wall concrete with structural steel columns, beams, and joists. Building foundation consists of straight shaft piers
Slab:	4000psi 6" concrete slab
Exterior:	Textured painted reinforced concrete tilt-up panels, storefront window and door systems in aluminum frames at tenant entrances.
Landscaping:	Trees, shrubs, beds, and sod throughout the Property irrigated by an automated in-ground system.
Site:	Site work includes mass grading with RCP storm water pipe drains, domestic water, sanitary sewer, electric service, and communications service. Parking and truck courts are concrete and can service both light and heavy industrial truck loads.





Park Row

516'

Office Buildout

22 Dock Doors

285'

14 Trailer Stalls

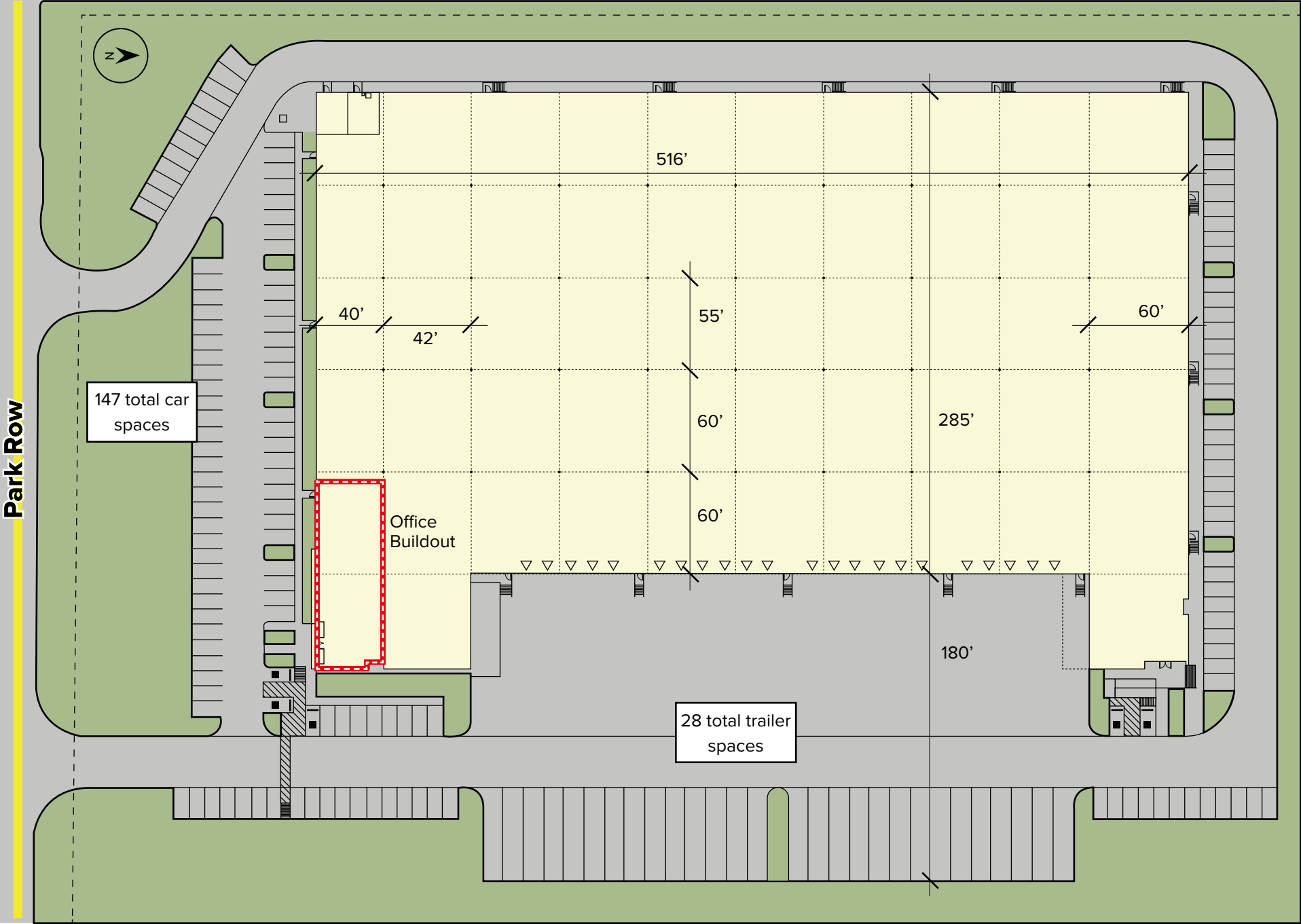
180'

14 Trailer Stalls

PARK ROW LOGISTICS CENTER

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SQUARE FOOTAGE:	155,425 SF
OCCUPANCY:	100%
SITE SIZE:	9.13 Acres
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SITE PLAN





PARK ROW
LOGISTICS CENTER

- 1 Sealed Air Corporation
- 2 Hardwood Specialty Products
- 3 Aaron's Furniture
- 4 MRC Global
- 5 Geodis
- 6 Liquid Metal
- 7 Michael Lewis Company / Mainstreet Inc
- 8 General Motors
- 9 Restyling Ideas Inc
- 10 United States Cold Storage

PARK ROW

DALLAS (ARLINGTON), TEXAS

LOGISTICS CENTER



TRANSACTION TEAM

DUSTIN VOLZ

Managing Director

214 438 6493

dustin.volz@am.jll.com

STEPHEN BAILEY

Senior Director

469 232 1992

stephen.bailey@am.jll.com

ZACH RIEBE

Analyst

214 438 6582

zach.riebe@am.jll.com

AUSTIN ROSS

Analyst

214 692 4704

austin.ross@am.jll.com

LOCAL MARKET EXPERTS

LUKE DAVIS

Vice President

214 267 0420

ldavis@streamrealty.com

CANNON GREEN

Executive Managing Director

214 560 5096

cgreen@streamrealty.com

DEBT PLACEMENT

CLINT COE

Director

214 438 6184

clint.coe@am.jll.com

