

12273 Brown Avenue

SAN BERNARDINO COUNTY, CA

- » LONG TERM, SINGLE TENANT NET LEASE THROUGH 2034
- » LOW COVERAGE SITE – FUTURE REDEVELOPMENT OPPORTUNITY
- » QUALITY INDUSTRIAL BUILDING WITH RAIL ACCESS TOTALING 62,585 SF ON 12.2 ACRES
- » IDEAL INLAND EMPIRE LOCATION WITH ACCESS TO THE I-10 & I-215



Executive Summary



The Offering

CBRE, Inc. is pleased to present a unique opportunity to acquire **12273 Brown Avenue, San Bernardino County, CA**, a manufacturing and distribution facility totaling 62,585 SF on ±12.2 acres in the highly desired Inland Empire Market. The building is 100% leased to Hyponex Corporation (Guaranteed by Parent company, The Scotts Miracle-Gro Company, NYSE: SMG) through 2034. With low building coverage, the site provides investors a unique covered land play with a future redevelopment opportunity.

The property is located in San Bernardino County, within the Inland Empire (“IE”), one of the most desirable logistics markets in the country. This location offers immediate access to the I-10, Hwy-60, I-15, I-210 and I-215 freeways, the Ports of Los Angeles and Long Beach, multiple airports and major transportation routes serving Southern California and the Western United States.

The property offers functional loading including an active rail spur with in-building rail, two 25-ton cranes, and low 12% coverage with the potential to expand the building.

PROPERTY SUMMARY

| | |
|--------------------------------------|---|
| ADDRESS | 12273 Brown Avenue San Bernardino County, CA 92509 |
| SQUARE FOOTAGE | 62,585 SF |
| ACREAGE / COVERAGE | ±12.2/12% |
| OCCUPANCY | 100% |
| TENANT (LEASE EXP) | Hyponex Corporation (8/2034) (Parent Company: The Scotts Miracle-Gro Company) |
| YEAR BUILT | 2005 |
| CLEAR HEIGHT | 30' |
| DOCK-HIGH / GRADE LEVEL / RAIL DOORS | 2/4/1 |

Investment Highlights



Property Highlights

- » Manufacturing facility totaling 62,585 SF
- » Secured yard with guard shack
- » Two 25-Ton Cranes
- » Active rail spur with rail in building
- » Extensive power distribution throughout building

LOW SITE COVERAGE, INFILL LOCATION AND DESIRE FOR CLASS A INDUSTRIAL PRODUCT IN THIS MARKET MAKES THIS SITE PERFECT FOR REDEVELOPMENT IN THE FUTURE.

100% Leased To Well Regarded Tenant Through 2034, Providing Long Term Steady Cash Flow

- » Profitable tenant Hyponex Corporation (Guaranteed by Parent Co.: The Scotts Miracle-Gro Company | NYSE: SMG).
- » The company uses this location as a manufacturing plant for their various potting soils, mulch products, and bark, producing 1.2 million bags per month. No fertilizer is produced on the property nor are there any fertilizer chemicals.
- » The Scotts Miracle-Gro Company offers lawn care products, such as lawn fertilizers, grass seed products, spreaders, outdoor cleaners, as well as lawn-related weed, pest, and disease control products.
- » This mission critical facility serves all of Southern California, and is the highest producing facility for this use in Scotts chain on the West Coast.
- » The Company consolidated three other sites into this location, uses the yard for their raw materials, and leases space nearby for completed product.

Key Location For Access Freeways and Ports

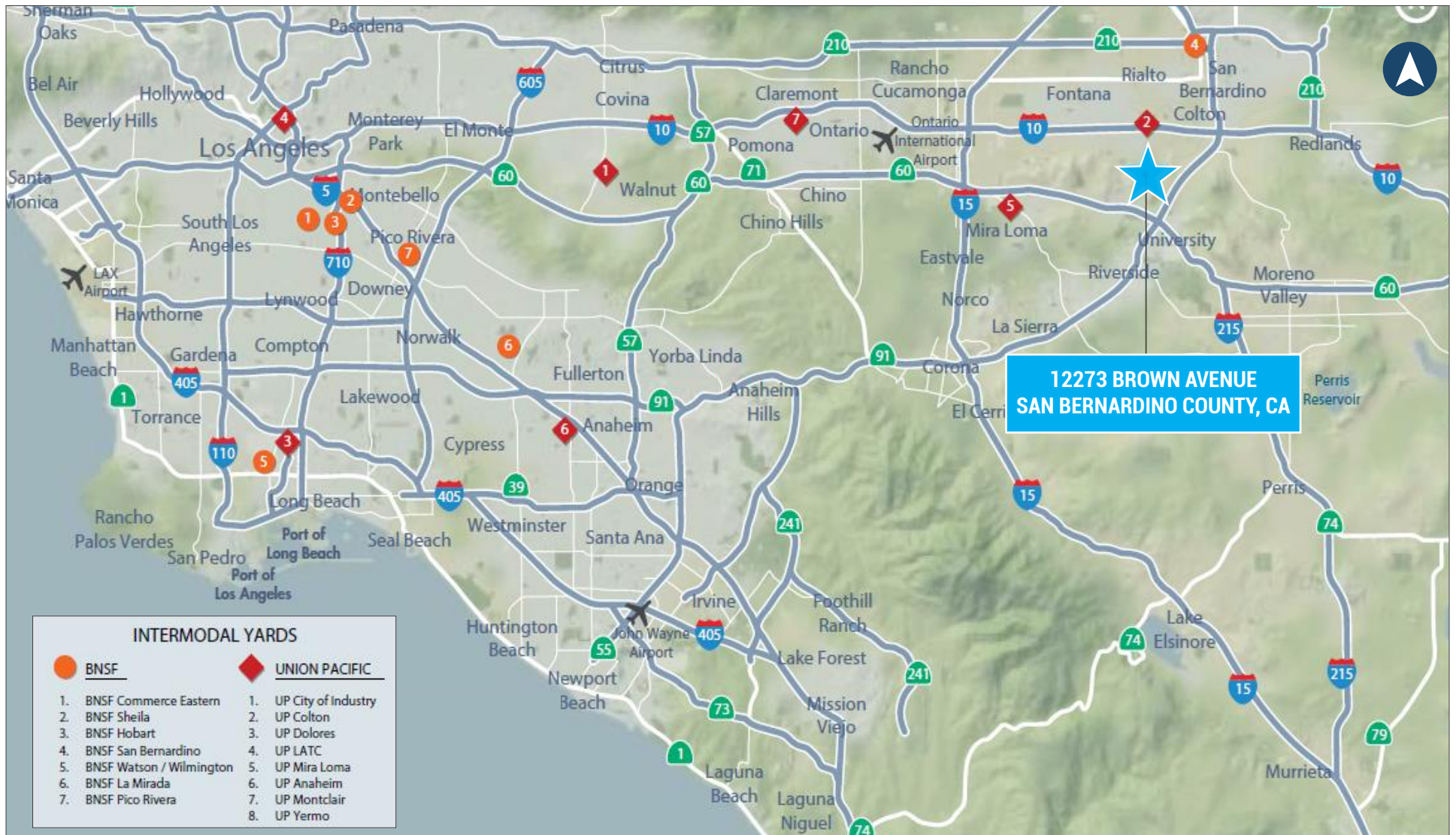
- » Strategic location in a Tier 1 Industrial market with immediate proximity to the BNSF Intermodal Yard and regional FedEx Ground transportation Hub allowing delivery to over 14 million people within a 55 mile radius
- » The property provides excellent access to five major freeways including the I-10, Hwy-60, I-15, I-210 and I-215
- » Proximity to population of 5 million people in the IE, 10 million in LA, and over 25 million in Southern California
- » Proximity to Ontario International Airport and approximately 65 miles from the Ports of Los Angeles & Long Beach
- » Centrally located off the 60 Freeway which is the preferred route to the Ports of LA/Long Beach for container transportation as well as the I-10 Freeway which is the primary corridor for eastward bound freight with a destination outside of California

Most Active U.S. Industrial Real Estate Market

- » Sustained low vacancy rates, currently 3.3% in the IE. Inland Empire's vacancy rate has remained well below 5.0 since Q1 2014
- » Lease rates for the Inland Empire overall grew 13% in 2019 and have remained relatively resilient through to Q2 2020
- » Industrial net absorption for 2019 in the IE totaled more than 19.5 million SF, slightly less than the 2018 total of 22.0 million SF
- » Absorption remained strong with 3.2 MSF of net absorption in Q2 in the Inland Empire East
- » Proven Industrial submarket with iconic tenancy, sits as a hotspot for many corporate Fortune 500 tenants and institutional investors
- » The Inland Empire is one of the strongest industrial markets in Southern California as demonstrated by the record pricing and insatiable demand
- » Land values have significantly appreciated due to user/capital markets demand in the Inland Empire



Regional Map



KEY DISTANCES

60
2.2 MILES

10
3.1 MILES

215
3.6 MILES

210
7.6 MILES

15
10.8 MILES

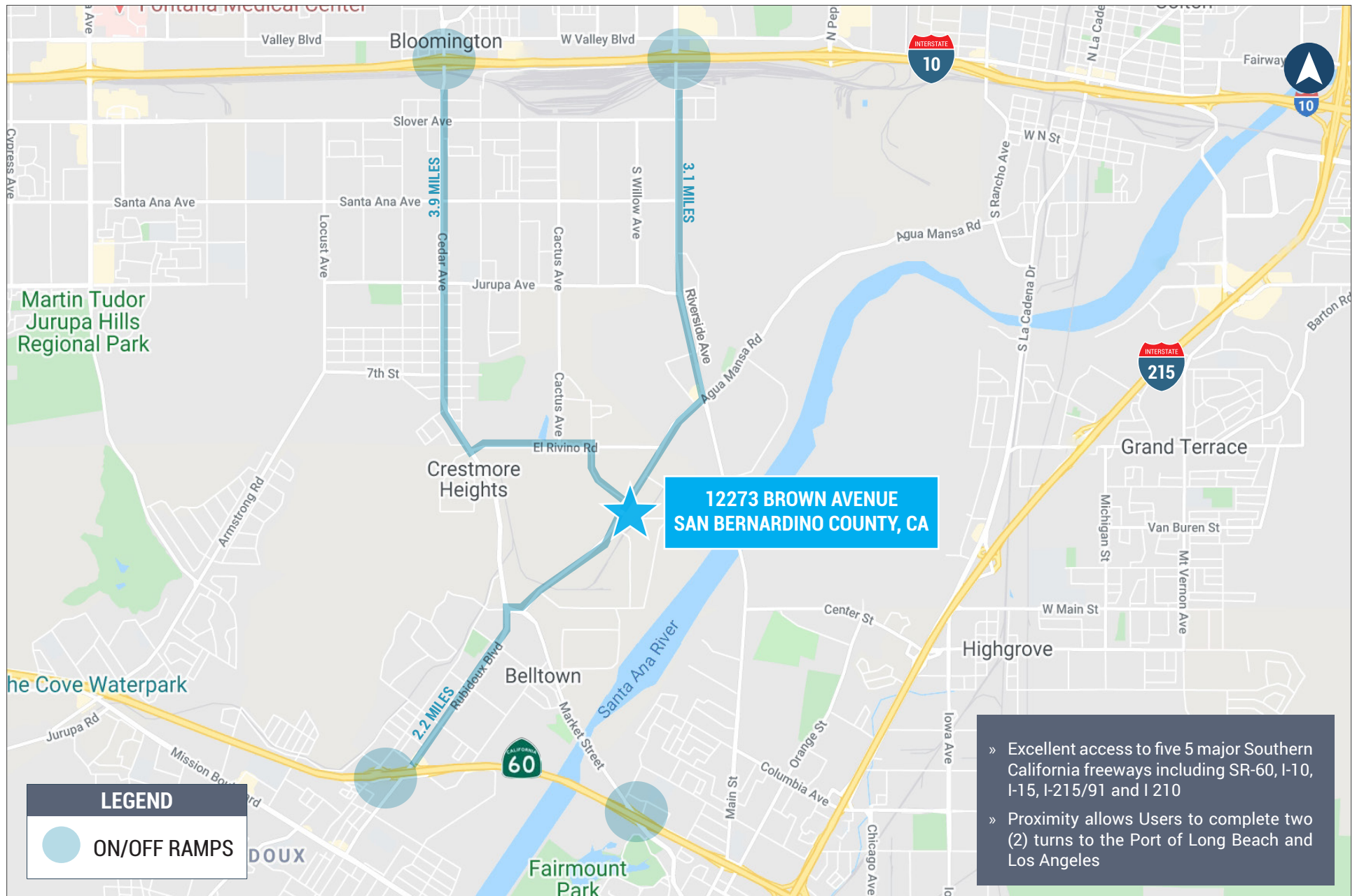
SAN BERNARDINO INT'L AIRPORT
11.9 MILES

ONTARIO INT'L AIRPORT
14.5 MILES

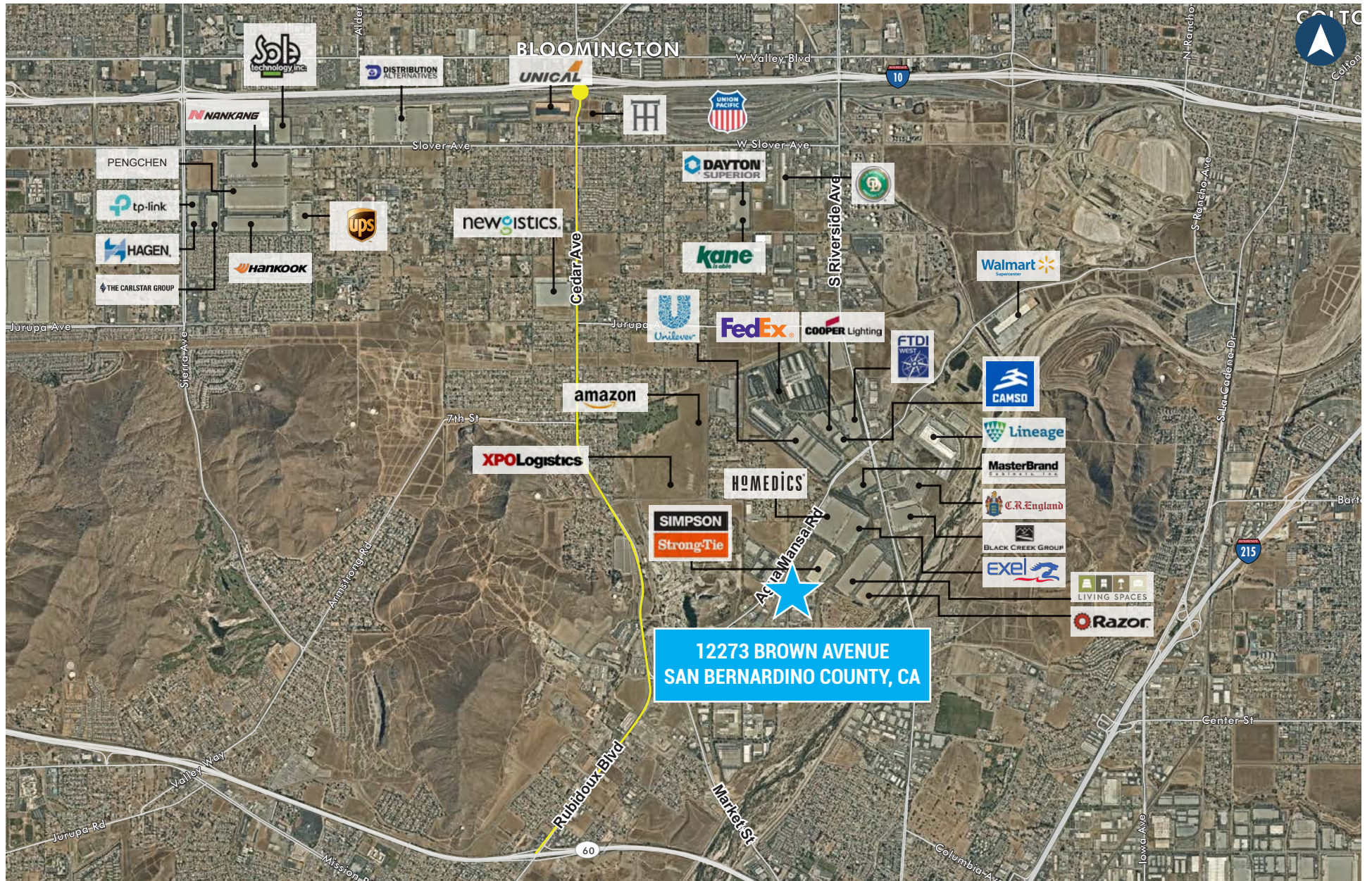
PORT OF LA & LONG BEACH
65.4 MILES

LOS ANGELES INT'L AIRPORT
68.0 MILES

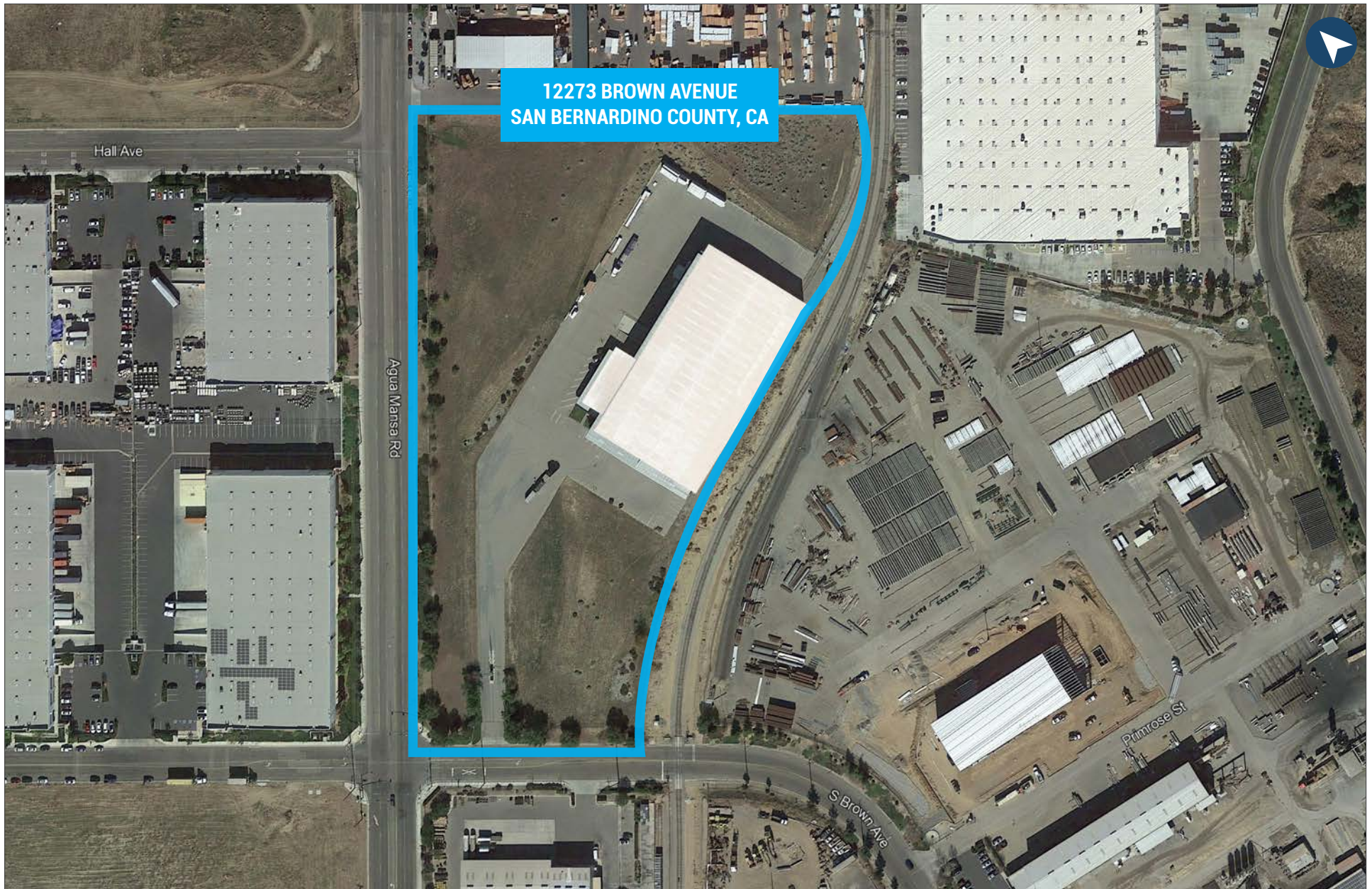
Local Map



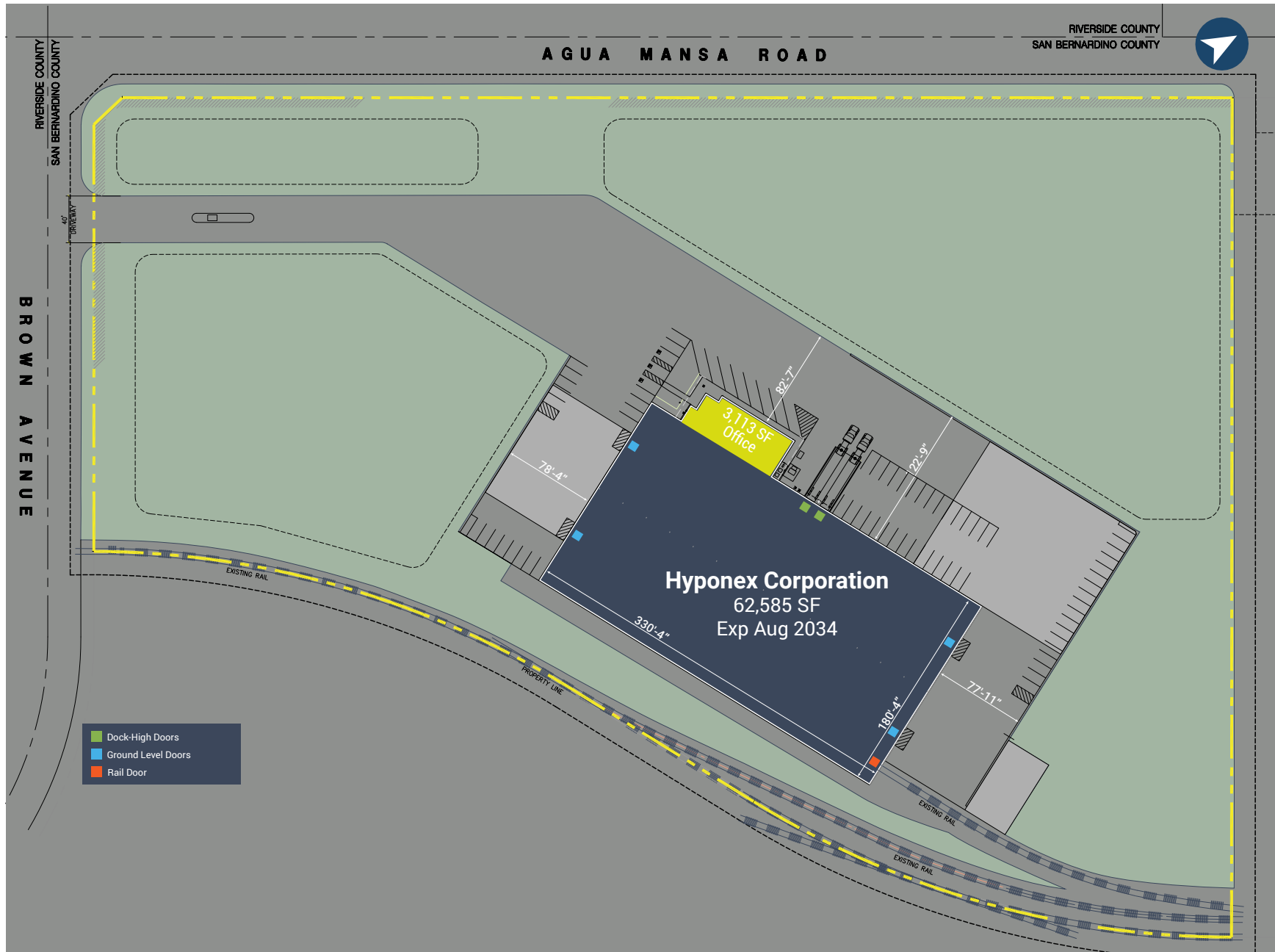
Tenants in the Area



Aerial



Site Plan



12273 Brown Avenue

SAN BERNARDINO COUNTY, CA

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