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

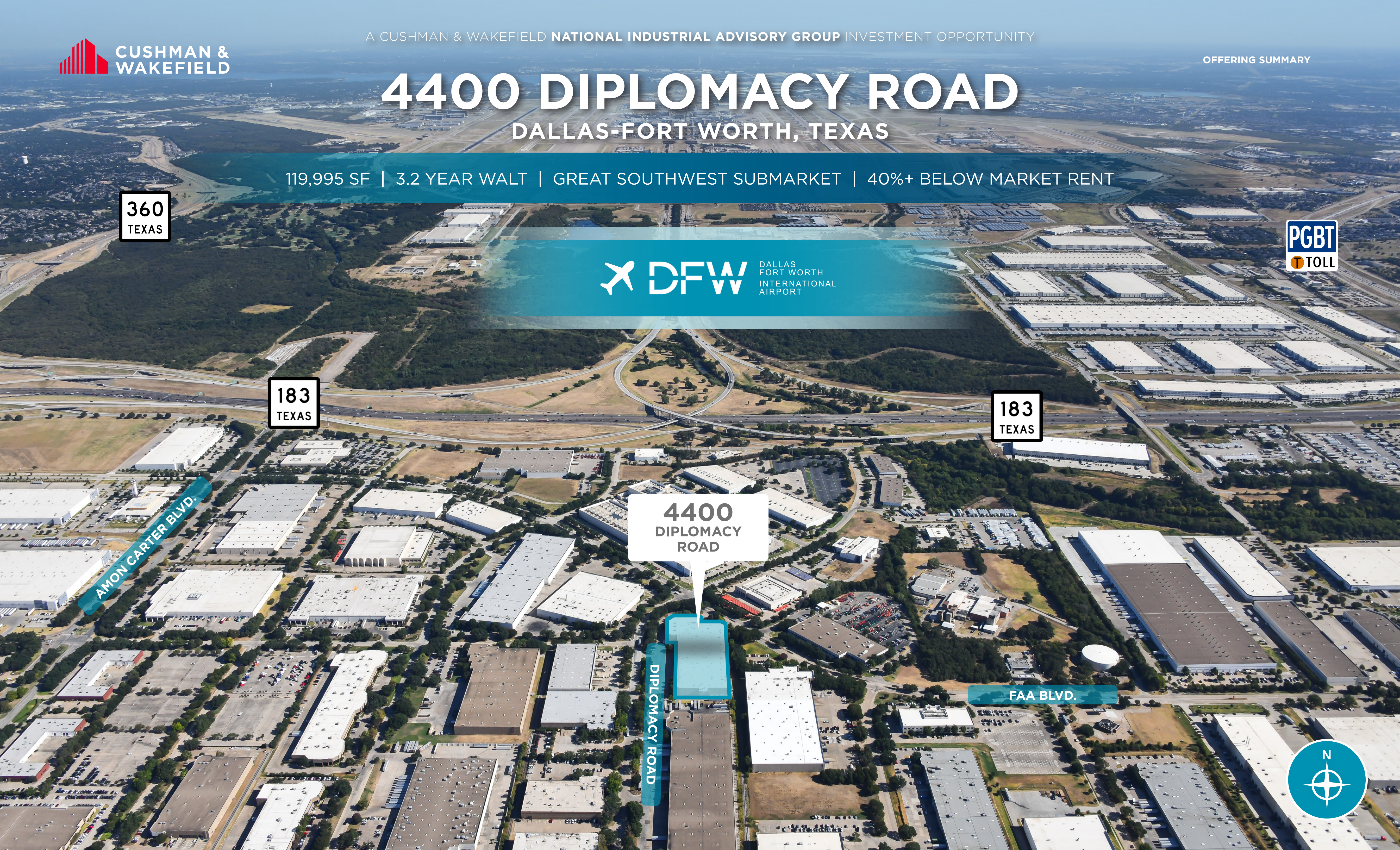
CUSHMAN & WAKEFIELD

OFFERING SUMMARY

4400 DIPLOMACY ROAD

DALLAS-FORT WORTH, TEXAS

119,995 SF | 3.2 YEAR WALT | GREAT SOUTHWEST SUBMARKET | 40%+ BELOW MARKET RENT



INVESTMENT OVERVIEW

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of **4400 Diplomacy Road** (the "Property"), a 119,995 square foot distribution building located in the Great Southwest Submarket. The Property is located in CentrePort Business Park, a 1,300 acre master-planned business park that is situated just south of Dallas-Fort Worth International Airport on fee simple land, midway between Dallas and Fort Worth. 4400 Diplomacy Road is 100% leased to Litex Industries through February 2027 and their rent is currently 40%+ below market, resulting in a significant mark-to-market opportunity.

Offering at a Glance

Premier Infill Location
Great Southwest Submarket

3.2 Years
(As of December 2023)
Remaining Lease Term

40%+ Below Market
Current Rental Rate

119,995 Square Feet
Rentable Area

100%
% Leased

Litex Industries
Tenant

100% LEASED WITH SIGNIFICANT NEAR-TERM UPSIDE

The Property is 100% leased to Litex Industries through February 2027 and features significant near-term upside.

- Litex Industries is currently paying $4.53 PSF, an estimated 40%+ below current market rents.
- The renewal options are at fair market value.
- Litex Industries has 3% annual increases for the remainder of their lease term.
- The infill Great Southwest Submarket will continue to see an outsized share of rent growth compared to the overall DFW market due to the premier location and limited sites remaining for development.

MARKET LEADING
GREAT SOUTHWEST SUBMARKET

The Property is located in the Great Southwest Submarket, one of the most infill and coveted DFW industrial submarkets. Great Southwest consistently ranks as one of the top performing submarkets, primarily due to its central DFW location, abundant labor supply and the unsurpassed freeway access serving the area. The Great Southwest Submarket currently has a vacancy rate 250 basis points below the DFW industrial market. Other highlights include:

120.5 MSF
TOTAL INVENTORY

95.2%
OVERALL OCCUPANCY

4.7 MSF
NET ABSORPTION
SINCE Q1 2021

94.3%
HISTORICAL OCCUPANCY
(PAST 10 YEARS)

PREMIER BUSINESS PARK LOCATION

4400 Diplomacy Road is located in CentrePort Business Park, a 1,300 acre master-planned business park and mixed use development. Highlights include:

- Immediate access to SH-183, SH-360 and President George Bush Turnpike
- Adjacent to DFW International Airport
- Serviced by the Trinity Railway Express, a commuter rail line that runs from downtown Dallas to downtown Fort Worth
- Home to over 25,000 employees and 150+ companies including AT&T, JPMorgan Chase, Bank of America and Bell Helicopter
- Armed security patrol 24/7

Rail Served by
Union Pacific Railroad

BUILDING FEATURES

24′ Clear Height

7.8% Office Finish

210′ Building Depth

Front Load Configuration

60-mil TPO Roof, Warranty through 2034

Rail Served by Union Pacific Railroad

T5 Lighting

Ability to Secure Truck Court

Frontage on FAA Boulevard and Diplomacy Road

LITEX INDUSTRIES OVERVIEW

LITEX INDUSTRIES

Founded in 1980, Litex Industries is a designer, manufacturer and importer of ceiling fans, lighting fixtures and outdoor furniture ranging from classical to imaginative.

The company supplies their products to contractors, regional and national home centers, online retailers and directly to the public.

Litex is headquartered in Grand Prairie, TX, less than two miles from Diplomacy Road.

The Diplomacy Road building handles the distribution of Litex Industries' ceiling fans throughout the country.

LITEX INDUSTRIES BRANDS

CRAFTMADE™

STORI MODERN

Woodard™

Mallin™

LOCATION MAP

DFW Dallas Fort Worth International Airport	183 Texas	360 Texas	PGBT Toll	121 Texas	Interstate 30	Interstate 635	Interstate 20
Adjacent	0.8 miles	1.2 miles	2.2 miles	5.6 miles	5.8 miles	8.9 miles	11.5 miles

AERIAL

INTERSTATE
30
PGBT
TOLL
360
TEXAS
N
VALLEY VIEW LANE
AMON CARTER BLVD.
4400
DIPLOMACY
ROAD
DIPLOMACY ROAD
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