

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

OSCEOLA LOGISTICS CENTER

NEWLY DELIVERED FROZEN/REFRIGERATED & CONDITIONED INVESTMENT OPPORTUNITY
SIGNIFICANT DISCOUNT TO REPLACEMENT COST



100% LEASED TO CREDIT TENANT | 10 YEAR LEASE TERM | 2 BUILDINGS | 280,800 SF | ORLANDO, FL

OFFERING HIGHLIGHTS

Cushman & Wakefield's National Industrial Advisory Group is pleased to present the opportunity to acquire Osceola Logistics Center (the "Property") located at 5010 & 5030 Industrial Lane, Kissimmee, FL. The Property totals 280,800 square feet ("sf") across **2 distribution buildings, one with -10 degree freezer space and the other with a combination of 68 degree candy storage and conditioned space, which are 100% leased to a NNN tenant, McLane Company, with a remaining WALT of 9.8 years.**

The Property was newly delivered in early 2024 with a state-of-the-art design featuring rear load capability, 32' clear heights, 86 dock high doors, and 48 off-dock trailer positions. Building 100 is 133k sf and equipped with a box within a box design of 118k sf of -10 degrees freezer space in addition to a 5k sf cool dock shipping area and 9k sf of dry storage space. Building 200 is 147k sf and features 89k sf of 68 degree candy storage area and 57k sf of conditioned storage space.

Located in the South Orlando submarket, the Property sits 35 minutes from the Orlando International Airport and 15 minutes from the Kissimmee Gateway Airport. The Property is located less than 40 minutes from Downtown Orlando and is centrally located to the major ports in Florida, all with import and export capabilities. The Property is just south of US 17 benefiting from ease of access to critical roadways, such as I-4, SR 417, and the Florida Turnpike.

With limited cold storage available throughout the country, this offering represents a unique investment opportunity to acquire a stable, fully leased asset in the ideal logistics and distribution hub of Orlando.



100 % LEASED TO MCLANE COMPANY ON A 10-YEAR NNN LEASE

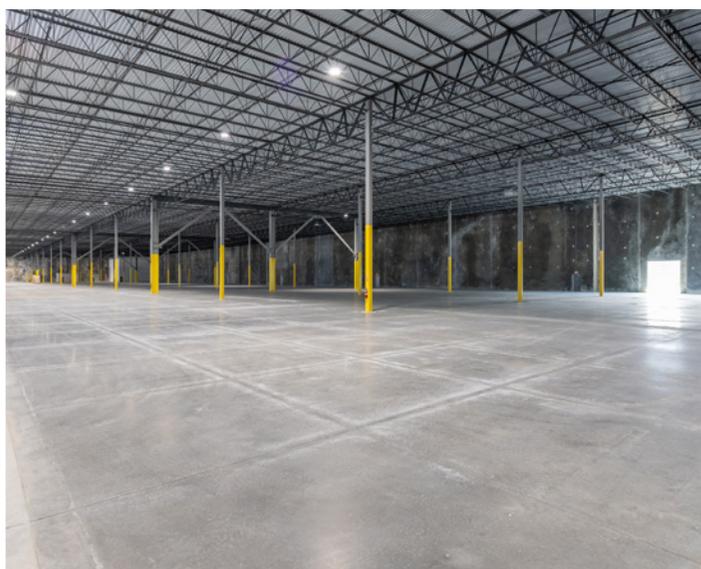
- » **Single Tenant, Long-Term, NNN Lease, 3.5% Annual Rent Increases** - 100% leased to McLane, one of the largest grocery and food service supply chain leaders, with 9.8 years of WALT remaining
- » **Investment Grade Credit** - Tenant McLane's parent company, Berkshire Hathaway, is investment grade credit rated and with a market cap of \$895.95B (NYSE: "BRK.A")

NEW STATE-OF-THE-ART BUILD WITH SUBSTANTIAL TENANT FUNDED IMPROVEMENTS

- » McLane is funding **nearly \$16M in freezer and cooling equipment** across the two buildings to be completed in Q4'24. The freezer space being built is to accommodate the requirement for -10 degree temperature control
- » 32' clear heights and **90 loading doors** with spacious 60' truck aprons
- » **Surplus of trailer parking** with 48 off-dock trailer positions
- » The Property is expected to sell at a **significant discount** to replacement cost given cost to replicate the improvements

EXCELLENT BASIS FOR FREEZER/COOLER INVESTMENT WITH FUTURE UPSIDE

- » **Partial frozen facility with an in place dry goods rent providing a below market basis and massive future upside**
- » Cold storage has become a critical part of supply chain when it comes to transporting and storing temperature sensitive products, such as produce
- » Consumer e-commerce grocery shopping has increased, including more demand for chilled and frozen foods, resulting in **increasing demand for cold storage space**
- » The U.S. cold storage market size is expected to expand at a compounded annual growth rate of 13.3% from 2023 to 2030 (Source: Grand View Research)



280,800+/-
TOTAL SQUARE FEET



18.38+/-
TOTAL LAND AREA (ACRES)



2024
YEAR BUILT



100%
OCCUPANCY



9.8
YEARS WALT



23% BELOW MARKET
IN-PLACE RENTS



\$2.8M
YEAR 1 NOI



NNN
RECOVERY METHOD



3.5%
ANNUAL RENT ESCALATIONS



32'
CLEAR HEIGHT



86
DOCK-HIGH DOORS



246
PARKING STALLS



www.mclaneco.com | www.berkshirehathaway.com

Parent Company: Berkshire Hathaway
NYSE: "BRK.A" Market Cap: \$895.95B
Moody's Credit Rating: Aa2

Founded in 1894 in Texas, McLane has become one of the largest distribution leaders today in the e-commerce, restaurant, and retail spaces.

What started as a retail grocery business has quickly expanded across the states. In 2003, Berkshire Hathaway acquired McLane from Walmart. In 2010, McLane expanded into the alcohol industry by acquiring Empire Distribution and in 2012, McLane opened its first automated distribution center and acquired Meadowbrook Meat Company in 2012 to enter the casual dining industry.

As of today, McLane is leading the charge to distribute and serve brands across America with over 80 distribution centers, more than 25,000 employees, and **over 10 billion pounds of merchandise delivered yearly.**

SIGNIFICANT CUSTOMERS:



RENOWNED
LEADER IN
DISTRIBUTION
INDUSTRY
ACROSS
THE U.S.

\$364.5 B

(2023)

TOTAL
REVENUE

BY PARENT COMPANY

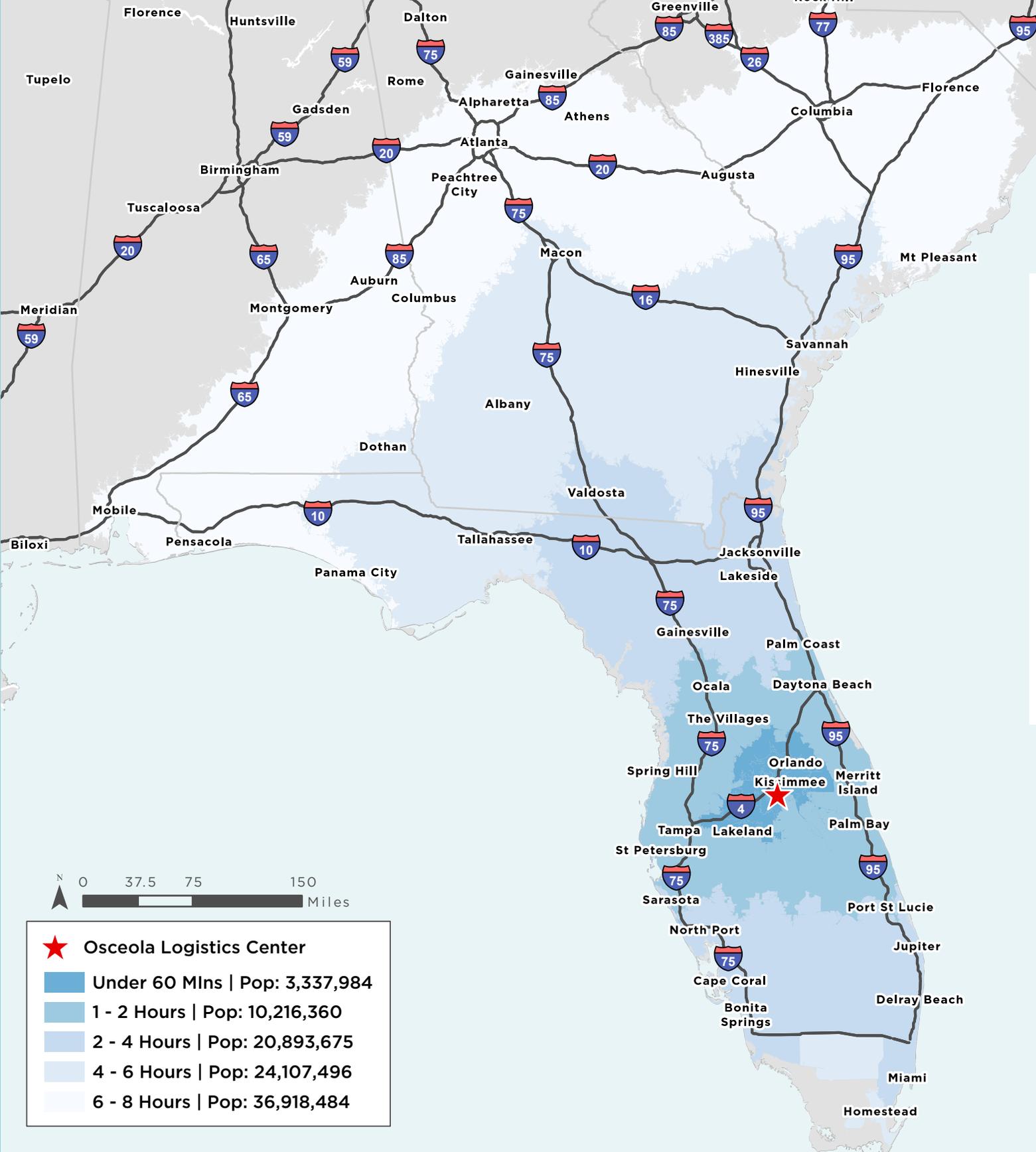
INVESTMENT
GRADE CREDIT
RATED PARENT
COMPANY

'Aa2'

TENANT
INVESTMENT OF

~\$16M

IN THE
BUILDINGS



CENTRALLY LOCATED & RAPIDLY GROWING SUBMARKET

- » Osceola County ranked as the fastest growing county in Central Florida for 2023 and the population is expected to grow by another 50% by 2040
- » **Industrial asking rents in the submarket were up 12.9% YOY as of Q1'24**
- » Osceola/Kissimmee is strategically located in the path of growth at the southern portion of the Orlando metropolitan area, providing **easy access to major transportation corridors**, including Interstate 4, Florida's Turnpike, and State Road 417
- » **Ideal logistics/distribution location** with the ability to reach a population of 37 million within an only 8-hour drive
- » Further roadway improvements on the way on the Poinciana Parkway to connect from County Road 532 to SR 429 at Sand Hill Rd and also to connect with I-4
- » **Home to major tenants**, such as Lowe's, PepsiCo, CubeSmart, U-Haul, Mavis Discount Tire, and more



★	Osceola Logistics Center
■	Under 60 Mins Pop: 3,337,984
■	1 - 2 Hours Pop: 10,216,360
■	2 - 4 Hours Pop: 20,893,675
■	4 - 6 Hours Pop: 24,107,496
■	6 - 8 Hours Pop: 36,918,484



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For a complete Offering Memorandum, please visit the website below to download the

CONFIDENTIALITY AGREEMENT: www.OsceolaLogisticsCenter2024.com

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