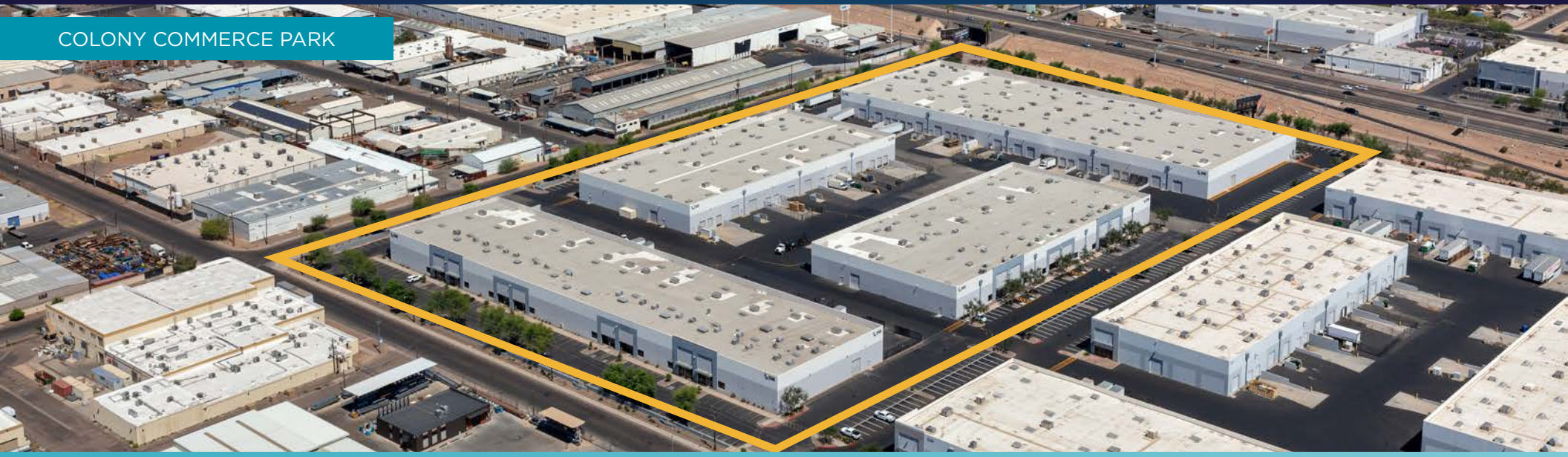


SYCAMORE PORTFOLIO

PHOENIX & TEMPE, ARIZONA

SIX INSTITUTIONAL QUALITY INDUSTRIAL BUILDINGS • ±460,135 SF • 94.1% LEASED TO 18 TENANTS – 2.3 YEAR WALT
RENTS 3.8% BELOW MARKET • HIGHLY DESIRABLE INFILL LOCATIONS IN THE AIRPORT & TEMPE SUBMARKETS





CUSHMAN & WAKEFIELD



LOCATION OVERVIEW

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group is pleased to present the opportunity to acquire the **Sycamore Portfolio** ("the Portfolio"), a three-property, six-building multi-tenant industrial portfolio totaling ±460,135 SF, strategically positioned within Metro Phoenix's premier Tempe and Airport industrial submarkets. Comprised of institutional-quality infill industrial product currently 94.1% leased to 18 tenants, the Portfolio offers investors a compelling opportunity to acquire scaled exposure within some of the region's most supply-constrained and operationally critical logistics corridors. The Portfolio currently features a weighted average lease term of approximately 2.3 years, providing investors with a highly attractive combination of in-place cash flow and embedded operational upside through future lease rollover, lease-up opportunity, and mark-to-market rent growth.

The diversified tenant roster includes a combination of regional and nationally recognized occupiers, further reinforcing the Portfolio's broad tenancy profile and leasing flexibility. With significant mark-to-market opportunity across the Portfolio, investors are uniquely positioned to capitalize on continued rental rate appreciation and sustained tenant demand within Phoenix's infill industrial market, where functional vacancy remains limited and replacement costs continue to rise.

Strategically located less than 6 miles from Phoenix Sky Harbor International Airport, the Portfolio provides exceptional regional connectivity via immediate access to US-60, Loop 202, Loop 101, I-10, and I-17, enabling efficient access to the entirety of the Metro Phoenix labor pool and consumer base. The Sycamore Portfolio's irreplaceable infill locations within established industrial corridors continue to benefit from strong tenant demand driven by proximity to major transportation infrastructure, dense population centers, and the ongoing evolution of Phoenix as one of the nation's leading logistics and distribution hubs.



FAIRMONT COMMERCE CENTER



COLONY COMMERCE PARK

SF	OCCUPANCY	# OF TENANTS	WALT	CLEAR HEIGHT	DOCK DOORS	GRADE-LEVEL DOORS	RAIL DOORS
±83,200	100%	1	1.5 Years	24′	15	1	10
±127,576	73%	3	2.2 Years	25′	14	10	0
±66,251	100%	3	1.1 Years	25′	10	6	0
±66,268	100%	4	2.6 Years	25′	8	7	0
±76,520	100%	6	2.7 Years	25′	12	11	0
±40,320	32.2%	1	2.0 Years	24′	13	2	5
±460,135	**94.1%**	**18***	**2.30 Years**	**24′ - 25′**	**72**	**37**	**15**

INVESTMENT THESIS

The Sycamore Portfolio presents a rare opportunity to acquire a collection of institutional-quality infill industrial assets within Metro Phoenix's highly sought-after Airport & Tempe submarkets. The Portfolio offers investors a diversified cash flow profile alongside meaningful operational upside through near-term lease rollover, lease-up opportunity, and embedded mark-to-market rent potential. Supported by institutional ownership, a short-term weighted average lease-duration, rail-served capabilities, and exceptional connectivity to the region's primary transportation infrastructure, the Sycamore Portfolio represents a highly differentiated opportunity to acquire irreplaceable industrial product within one of the nation's strongest industrial markets.

PROPERTY OVERVIEW

Colony Commerce Park

OVERVIEW	
Number of Buildings	4
Number of Tenants	16
Occupancy	100%
Industrial Market	Phoenix
Industrial Submarket	Airport
City	Phoenix
County	Maricopa
Parcel Number	105-24-003, 105-24-004, 105-24-005, 105-24-006
Zoning	A-2

BUILDING SIZE	
Total Rentable Area (SF)	±336,615
Land Size (AC)	±19.05
% Office	8.90%

BUILDING FEATURES	
Year Built	2007
Clear Height	25′
Truck Court Depth	116′ - 122′
Loading Type	Cross-Dock, Rear-Loading
Car Parking	621
Dock-High Doors	44
Grade-Level Doors	34
Rail Doors	0

CONSTRUCTION OVERVIEW	
Roof System	BUR w/ Granulated Cap Sheet
Roof Installation Year	2012
Column Spacing	50′ x 50′
Fire Protection System	ESFR Sprinklers
Building Dimensions	2125 & 2135: 365′ x 181′ 2115: 551′ x 231′ 2145: 541′ x 141′
Power	2000-3000amps, 277/480v
Cooling System	EVAP
Lighting	LED & fluorescent





SITE PLAN

Colony Commerce Park



PROPERTY OVERVIEW

Fairmont Commerce Center

OVERVIEW	
Number of Buildings	1
Number of Tenants	1
Occupancy	100%
Industrial Market	Phoenix
Industrial Submarket	Southeast Valley
City	Tempe
County	Maricopa
Parcel Number	123-36-003A
Zoning	GID (I-1)

BUILDING SIZE	
Total Rentable Area (SF)	±83,200
Land Size (AC)	±4.33
% Office	6.00%

BUILDING FEATURES	
Year Built	1980
Clear Height	24′
Truck Court Depth	95′
Loading Type	Front-Loading
Car Parking	94
Dock-High Doors	15
Grade-Level Doors	1
Rail Doors	10

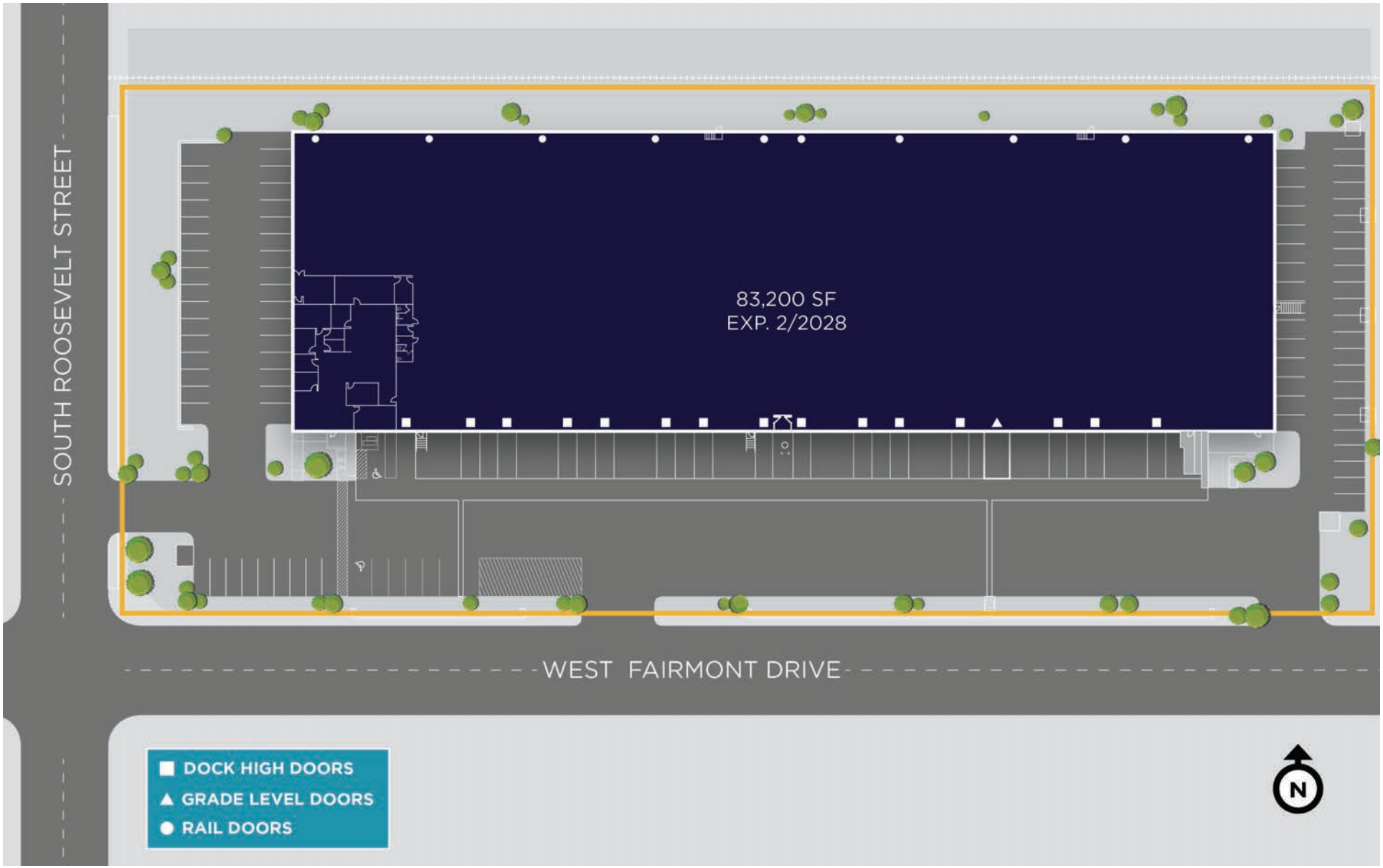
CONSTRUCTION OVERVIEW	
Roof System	Modified Bitumen
Roof Installation Year	2005
Column Spacing	52′ x 24′
Fire Protection System	Wet Sprinklers
Building Dimensions	520′ x 160′
Power	400amps, 277/480v
Cooling System	EVAP
Lighting	Fluorescent





SITE PLAN

Fairmont Commerce Center



PROPERTY OVERVIEW

West Fairmont

OVERVIEW	
Number of Buildings	1
Number of Tenants	1
Occupancy	32.2%
Industrial Market	Phoenix
Industrial Submarket	Southeast Valley
City	Tempe
County	Maricopa
Parcel Number	123-36-004B
Zoning	I-2

BUILDING SIZE	
Total Rentable Area (SF)	±40,320
Land Size (AC)	±1.85
% Office	5.51%

BUILDING FEATURES	
Year Built	1979
Clear Height	24′
Truck Court Depth	80′
Loading Type	Front-Loading
Car Parking	26
Dock-High Doors	13
Grade-Level Doors	2
Rail Doors	5

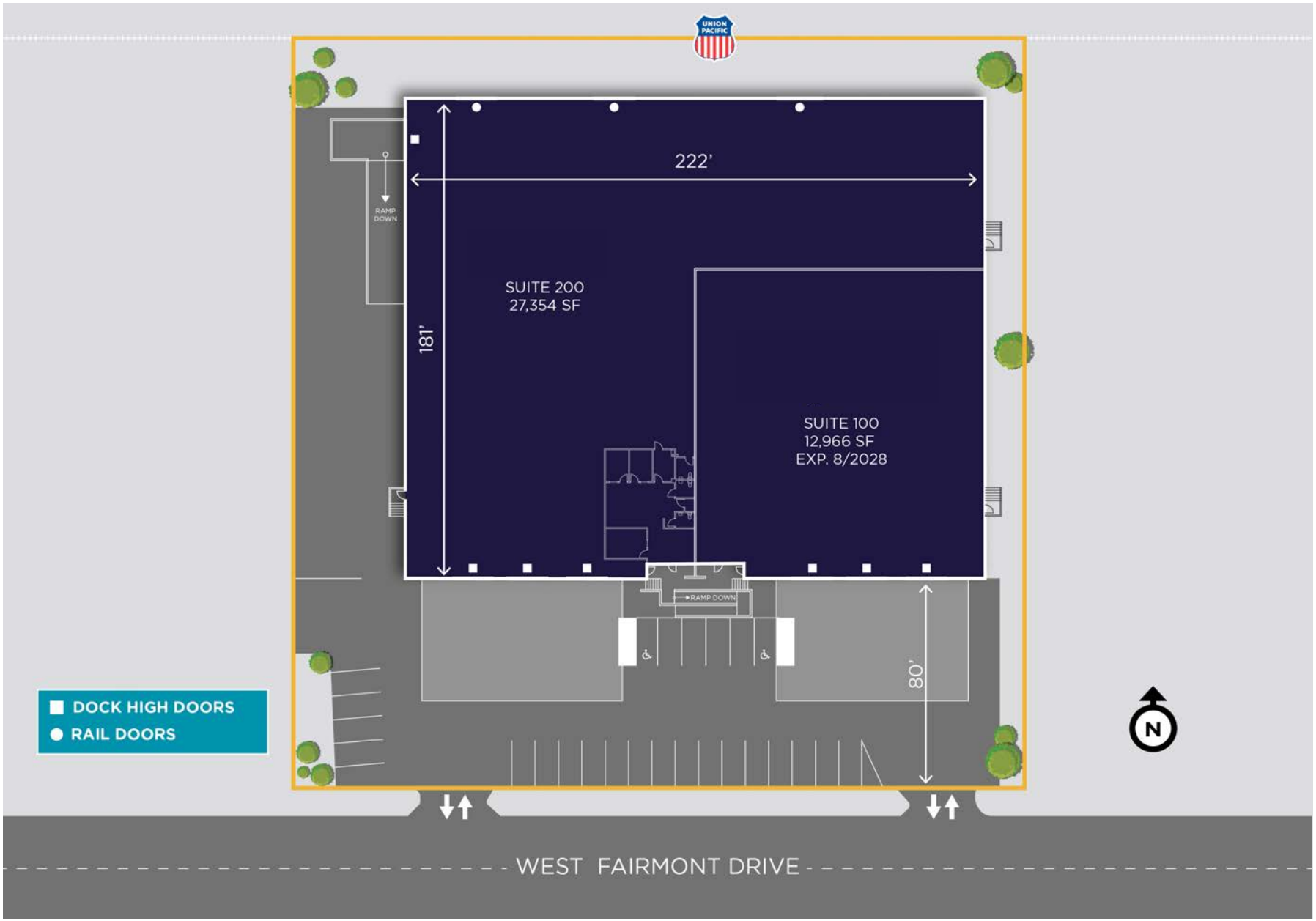
CONSTRUCTION OVERVIEW	
Roof System	InvisiWeld/Rhino TPO
Roof Installation Year	2026
Column Spacing	54′ x 24′
Fire Protection System	Wet Sprinklers
Building Dimensions	222’ x 181’
Power	1000amps, 120/208v
Cooling System	EVAP
Lighting	LED & fluorescent





SITE PLAN

West Fairmont



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