

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

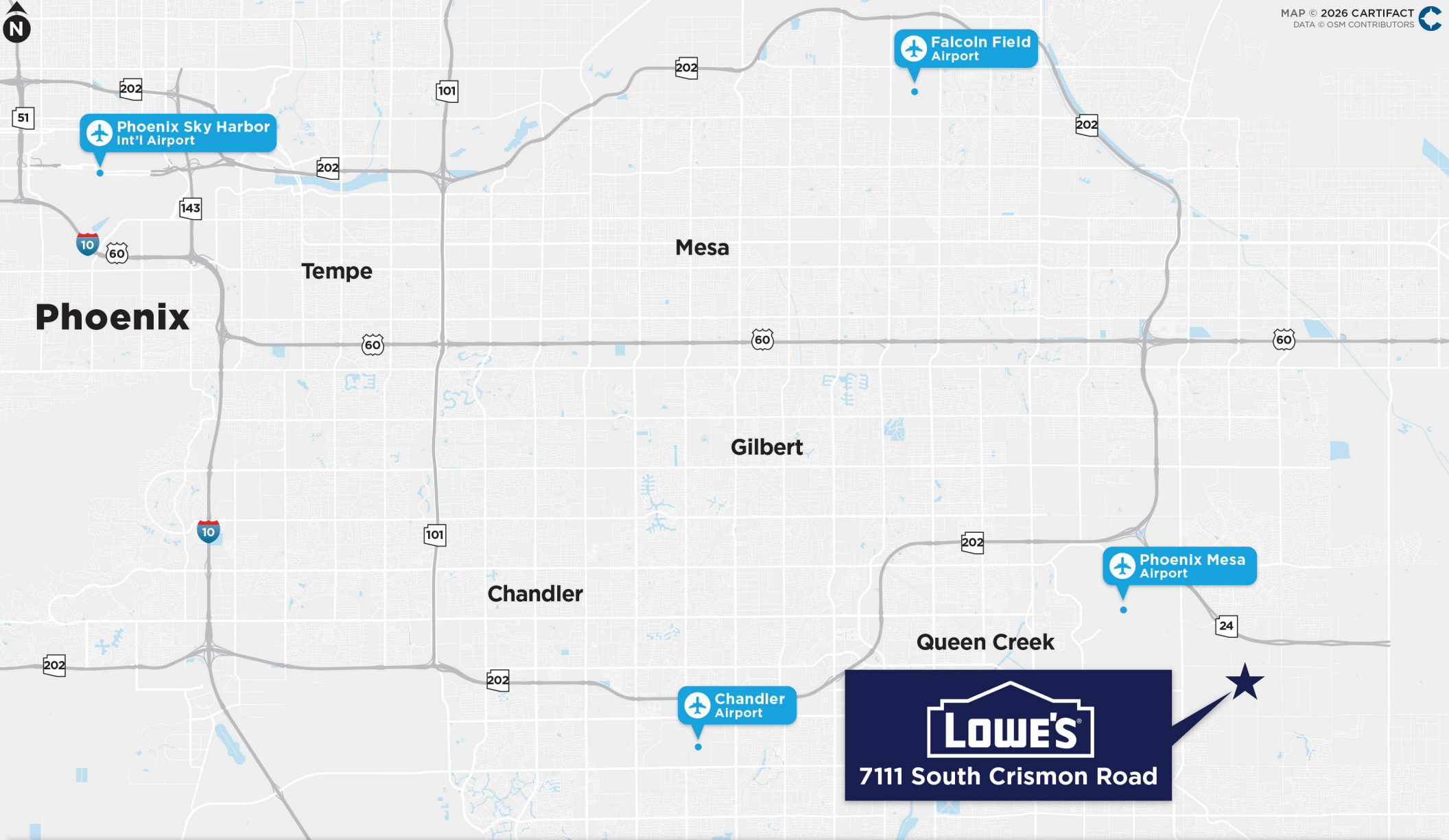


THE CUBES AT MESA GATEWAY - BUILDING C
7111 S. CRIMSON ROAD | MESA (PHOENIX), AZ



**±1,200,340 SF | LONG-TERM LEASE TO LOWE'S (NYSE: LOW) - INVESTMENT GRADE TENANT (S&P BBB+)
RENTS 50.7% BELOW MARKET | ABUNDANT TRAILER PARKING**





Direct Access to Key Demand Drivers & Infrastructure



1.4 miles



3.0 miles



3.7 miles



7.1 miles



24.3 miles



Downtown
Phoenix
28.5 miles

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group is pleased to present the exclusive opportunity to acquire **The Cubes at Mesa Gateway - Building C** (the "Property"), a newly delivered, Class A industrial facility totaling ±1,200,340 SF.

Delivered with state-of-the-art design and construction, the Property is 100% leased to Lowe's Home Centers, LLC, a nationally recognized, investment-grade retailer and one of the largest home improvement companies in North America. Lowe's operates over 1,700 stores across the U.S. and Canada and is publicly traded on the NYSE: (LOW), providing investors with credit-backed, mission-critical tenancy. The lease features seven (7) years of remaining term along with two five (5) year renewal options, offering meaningful downside protection and steady, long-term cashflow. Notably, in-place rents are approximately 51% below market, positioning the asset for significant mark-to-market upside upon tenant rollover.

The Property's specifications are tailored for high-volume, large-scale distribution with 7,200 amps of power, warehouse cooling, and abundant car (325) and trailer (713) parking. Distinctively, the building is the most heavily trailer-parked industrial facility for buildings exceeding 1 MSF in the Phoenix market, a critical attribute supporting Lowe's high-throughput logistics, trailer storage, and distribution requirements. These best-in-class features underscore the Property's role as a mission-critical node within Lowe's regional and national supply chain network.

The Property primarily serves as a mission-critical Regional Bulk Distribution Center (BDC) for Lowe's, optimized for high-efficiency logistics. In addition to the BDC, the Property also includes a Lowe's XDT hub, providing expedited direct-to-consumer deliveries of appliances, and a Lowe's Pro Supply hub, providing a direct-to-consumer point of sale for commercial contractors. Operations are further bolstered by a long-standing partnership with Penske, a globally recognized third-party logistics (3PL) provider, ensuring seamless supply chain execution.

Further reinforcing tenant commitment, Lowe's has invested over \$3M of its own money into specialized tenant improvements at the Property. This meaningful capital investment significantly increases the likelihood of renewal and long-term occupancy, aligning tenant and ownership interests while enhancing the durability of the income stream.



INVESTMENT THESIS

The Cubes at Mesa Gateway - Building C represents an institutional-quality investment opportunity anchored by an investment-grade tenant in one of the fastest-growing industrial markets in the United States. The combination of long-term tenancy, significant below-market rent, exceptional building scale, and location in a submarket that is under-supplied in the ultra-bulk size segment positions the Property as a compelling acquisition for investors seeking stable, credit-backed cash flow with meaningful future upside potential.





PROPERTY OVERVIEW



OVERVIEW

Tenant / Lease Expiration	Lowe's (exp. 7/2033*)
Occupancy	100%
Industrial Market	Phoenix
Industrial Submarket	Southeast Valley
County	Maricopa
Parcel Number	304-63-977B
Zoning	GI

* Plus two 5-year extension options

BUILDING SIZE

Total Rentable Area (SF)	1,200,340
Land Size (AC)	85.82
Office SF	17,985 (1.49%)

BUILDING FEATURES

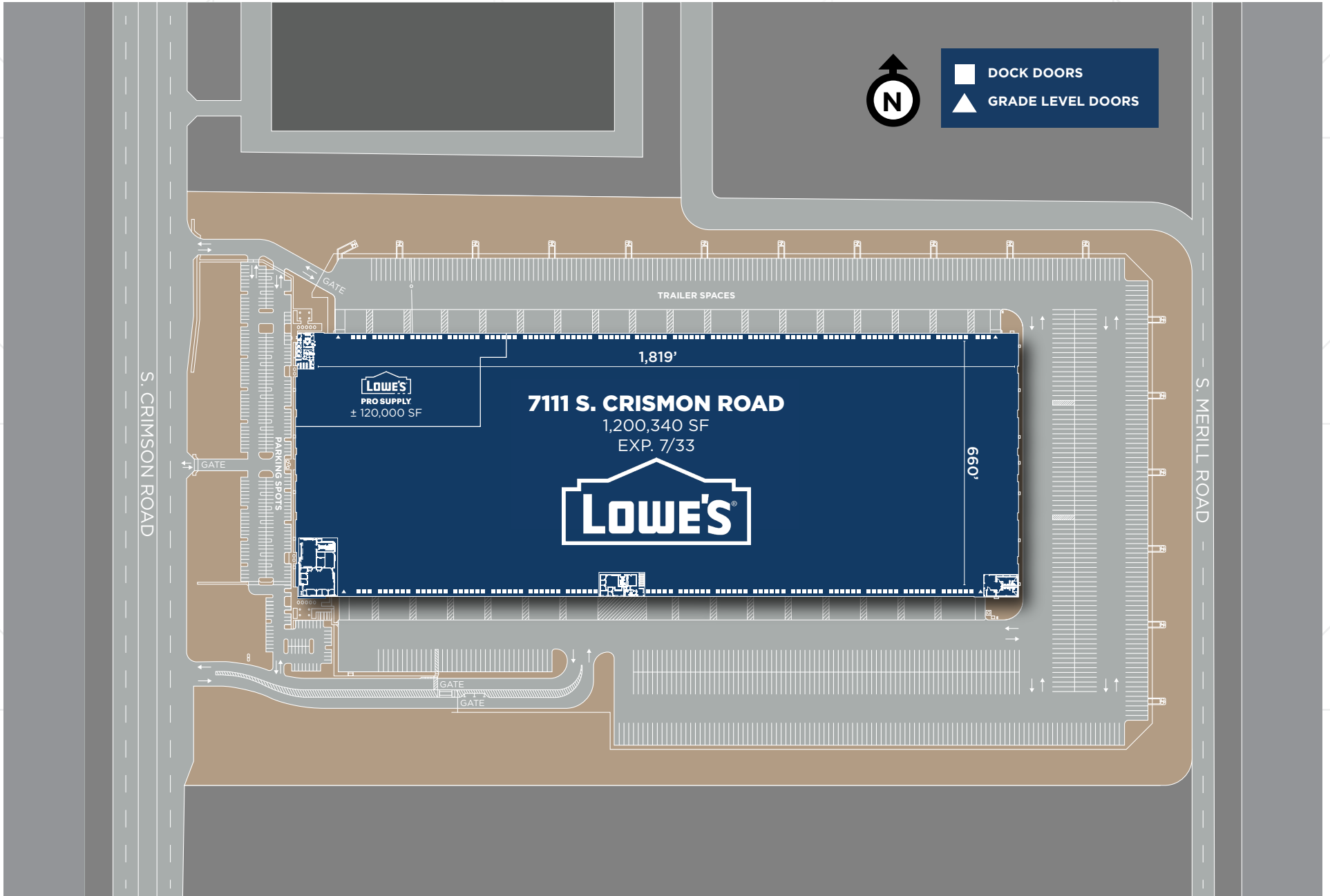
Year Built	2023
Clear Height	36'
Truck Court	7" Concrete
Parking Spaces (Car)	325
Parking Spaces (Truck)	713
Dock-High Doors	197
Grade-Level Doors	Four (4) 14' x 16'

CONSTRUCTION OVERVIEW

Construction Type	Tilt-Up Concrete
Slab Thickness	7" unreinforced
Roof System	60-mil TPO
Roof Warranty	20-yr warranty, installed 2023
Roof Insulation	R-20
Column Spacing	54' x 54'
Fire Protection System	ESFR NFPA13
Power	7,200 amps
Warehouse Cooling	Fully Air Conditioned
Lighting	30fc
Water/Sewer Provider	City of Mesa
Fiber	Cox
General Contractor	Clayco, Inc.

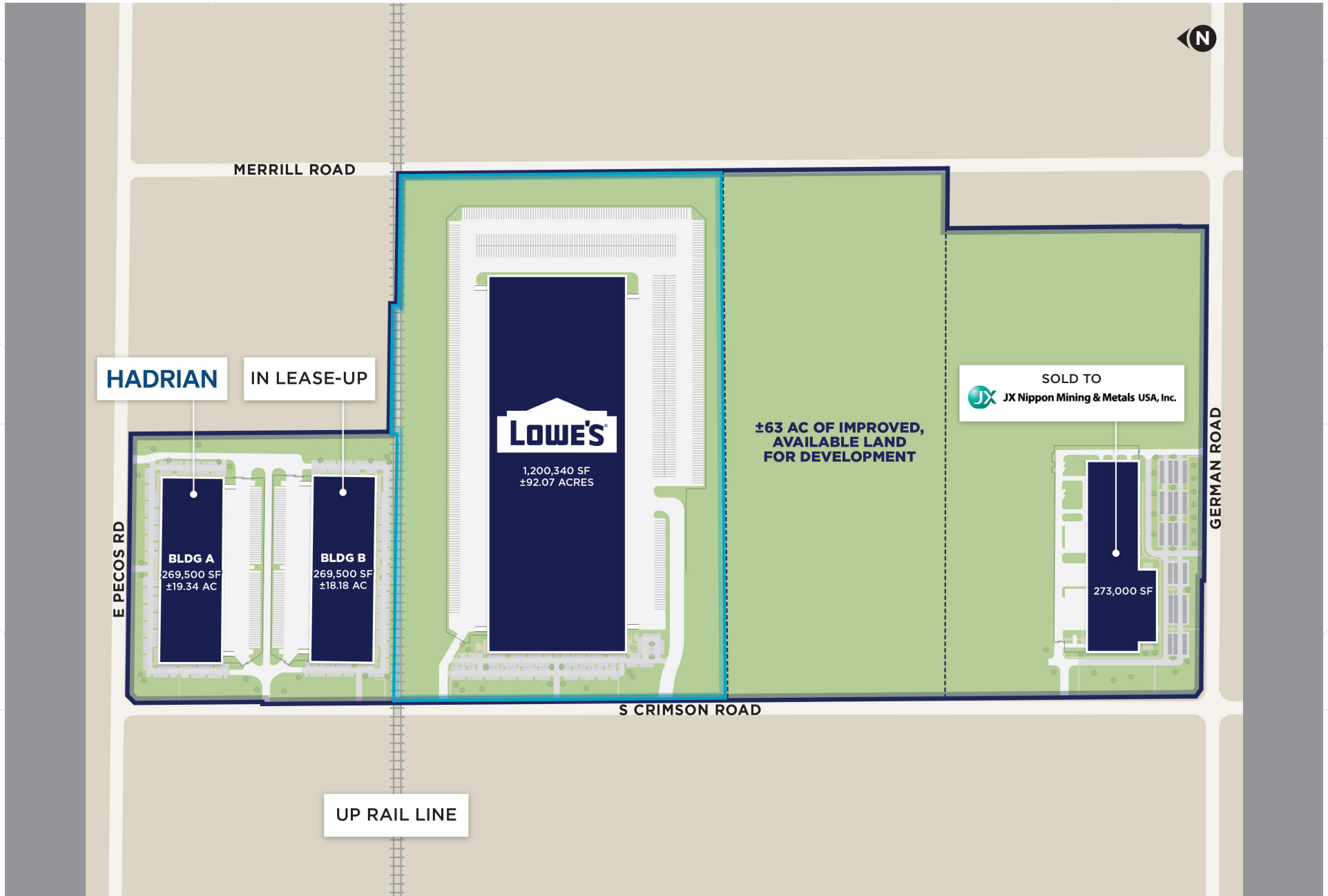


SITE PLAN





MASTER SITE PLAN





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