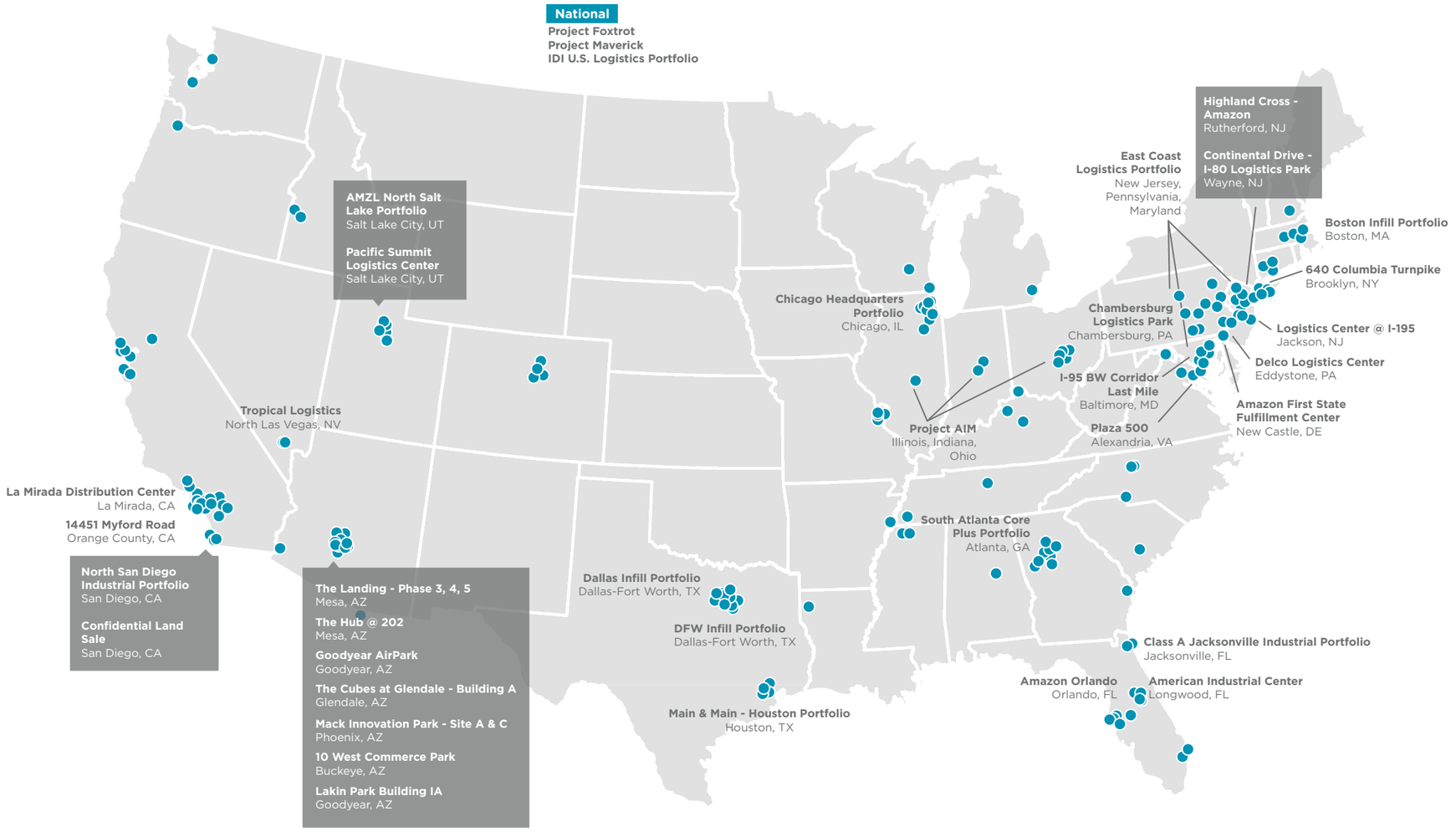
CUSHMAN & WAKEFIELD

INDUSTRIAL ADVISORY GROUP

PIPELINE UPDATE

CLOSED



Dots represent all closings
Labeled properties represent deals over $100MM

2022 **STATISTICS**

SALES

174	TRANSACTIONS CLOSED
$10.1B+	TRANSACTION VOLUME
55.9M+	SF OF CLOSED TRANSACTIONS

DEBT

99	TRANSACTIONS CLOSED
$7.8B+	TRANSACTION VOLUME
73.0M+	SF OF CLOSED TRANSACTIONS

2022 TOP
CLOSED TRANSACTIONS

PROJECT FOXTROT

Debt
Loan Amount: $2,320,000,000
Lenders: Morgan Stanley (lead), Barclays, Bank of America, Deutsche Bank, Goldman Sachs, Natixis
Loan Type: Refinance
Various, National

PROJECT MAVERICK

Debt
Loan Amount: $1,020,000,000
Lenders: Barclays (lead), Credit Suisse, Societe Generale
Loan Type: Refinance
Various, National

IDI U.S. LOGISTICS PORTFOLIO

Sale
Transaction Value: $418,300,000
Seller: IDI Logistics
Various, National

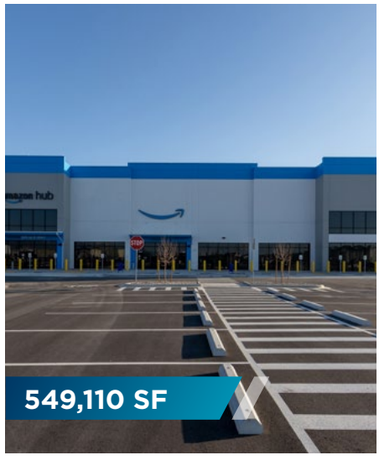
EAST COAST LOGISTICS PORTFOLIO

Debt
Loan Amount: $367,830,000
Lender: JP Morgan
Loan Type: Refinance
Various, New Jersey, Pennsylvania, Maryland

640 COLUMBIA TURNPIKE

Sale
Transaction Value: $338,000,000
Sellers: DH Property Holdings & Goldman Sachs
Brooklyn, New York

AMZL NORTH SALT LAKE PORTFOLIO



Sale
Transaction Value: $288,392,398
Seller: Gardner Batt
Salt Lake City, Utah

2022 TOP
CLOSED TRANSACTIONS

TROPICAL LOGISTICS

Sale
Transaction Value: $271,500,000
Sellers: Caprock & Ares
North Las Vegas, Nevada

LOGISTICS CENTER @ I-195

Sale
Transaction Value: $252,000,000
Seller: Active Acquisitions
Jackson, New Jersey

DELCO LOGISTICS CENTER

Sale
Transaction Value: $239,400,000
Seller: Alliance
Eddystone, Pennsylvania

THE LANDING PHASE 3, 4, & 5

Sale & Debt
Transaction Value: $208,000,000
Seller: Marwest & Dune
Loan Amount: $105,950,000
Lender: AXA Equitable
Loan Type: Acquisition
Mesa, Arizona

THE HUB @ 202

Debt
Loan Amount: $205,570,000
Lender: MSD
Loan Type: Construction
Mesa, Arizona

NORTH SAN DIEGO INDUSTRIAL PORTFOLIO

Sale
Transaction Value: $205,500,000
Seller: Link Logistics
San Diego, California

2022 TOP
CLOSED TRANSACTIONS

SOUTH ATLANTA CORE PLUS PORTFOLIO

Sale & Debt
Transaction Value: $200,000,000
Seller: Link Logistics
Loan Amount: $121,140,000
Lender: TD Bank
Loan Type: Acquisition
Atlanta, Georgia

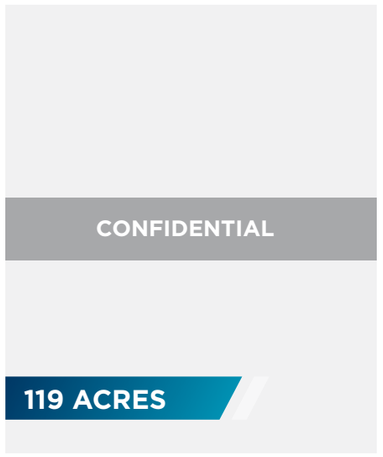
HIGHLAND CROSS - AMAZON

Sale & Debt
Transaction Value: $185,000,000
Seller: Lincoln Equities
Loan Amount: $115,000,000
Lender: PCCP
Loan Type: Construction
Rutherford, New Jersey

PLAZA 500

Sale & Debt
Transaction Value: $165,000,000
Seller: Matan Companies
Loan Amount: $125,860,000
Lender: KKR
Loan Type: Acquisition
Alexandria, Virginia

CONFIDENTIAL LAND SALE



Sale
Transaction Value: $165,000,000
Seller: Confidential
San Diego, California

GOODYEAR AIRPARK

Debt
Loan Amount: $160,000,000
Lender: Square Mile
Loan Type: Construction
Goodyear, Arizona

I-95 BW CORRIDOR LAST MILE

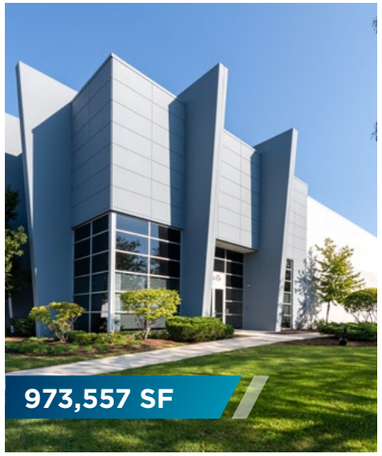
Sale
Transaction Value: $160,000,000
Seller: Link Logistics
Baltimore, Maryland

2022 TOP
CLOSED TRANSACTIONS

LA MIRADA DISTRIBUTION CENTER

Sale
Transaction Value: $151,200,000
Seller: Clarion Partners
La Mirada, California

CHICAGO HEADQUARTERS PORTFOLIO



Sale
Transaction Value: $146,000,000
Seller: Link Logistics
Chicago, Illinois

PROJECT AIM

Sale
Transaction Value: $145,250,000
Seller: Prologis
Various, Illinois, Indiana, Ohio

14451 MYFORD ROAD

Sale
Transaction Value: $142,000,000
Sellers: Panattoni & Link Logistics
Orange County, California

PACIFIC SUMMIT LOGISTICS CENTER

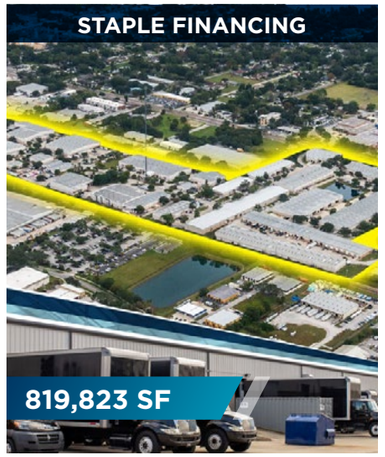
Sale
Transaction Value: $141,000,000
Sellers: Pacific Industrial & UBS
Salt Lake City, Utah

CLASS A JACKSONVILLE INDUSTRIAL PORTFOLIO

Sale
Transaction Value: $140,166,000
Seller: Link Logistics
Jacksonville, Florida

2022 TOP
CLOSED TRANSACTIONS

AMERICAN INDUSTRIAL CENTER



Sale & Debt
Transaction Value: $139,500,000
Sellers: Logistics Investment Management & Blue Vista Capital
Loan Amount: $85,700,000
Lender: MetLife
Loan Type: Acquisition
Longwood, Florida

AMAZON FIRST STATE FULFILLMENT CENTER

Debt
Loan Amount: $139,000,000
Lender: Standard Chartered
Loan Type: Acquisition
New Castle, Delaware

CONTINENTAL DRIVE - I-80 LOGISTICS PARK

Sale
Transaction Value: $138,000,000
Seller: Hartz Mountain Industries
Wayne, New Jersey

THE CUBES AT GLENDALE - BUILDING A

Sale
Transaction Value: $135,000,000
Seller: CRG
Glendale, Arizona

MACK INNOVATION PARK - SITE A & C

Debt
Loan Amount: $129,614,111
Lender: Western Alliance Bank
Loan Type: Construction
Phoenix, Arizona

10 WEST COMMERCE PARK

Sale & Debt
Transaction Value: $128,650,000
Seller: Creation
Loan Amount: $45,000,000
Lender: Webster Bank
Loan Type: Acquisition
Buckeye, Arizona

2022 TOP
CLOSED TRANSACTIONS

BOSTON & DALLAS INFILL PORTFOLIO

Debt
Loan Amount: $208,183,700
Lender: Invesco
Loan Type: Acquisition
Boston, Massachusetts &
Dallas-Fort Worth, Texas

AMAZON ORLANDO

Sale
Transaction Value: $115,500,000
Seller: Starwood Capital Group
Orlando, Florida

LAKIN PARK BUILDING IA

Sale
Transaction Value: $109,200,000
Sellers: Clarius Partners & Walton Street
Goodyear, Arizona

CHAMBERSBURG LOGISTICS PARK

Debt & JV Equity
Project Capitalization: $110,000,000
Equity Partner: Guardian Life
Loan Type: Construction
Chambersburg, Pennsylvania

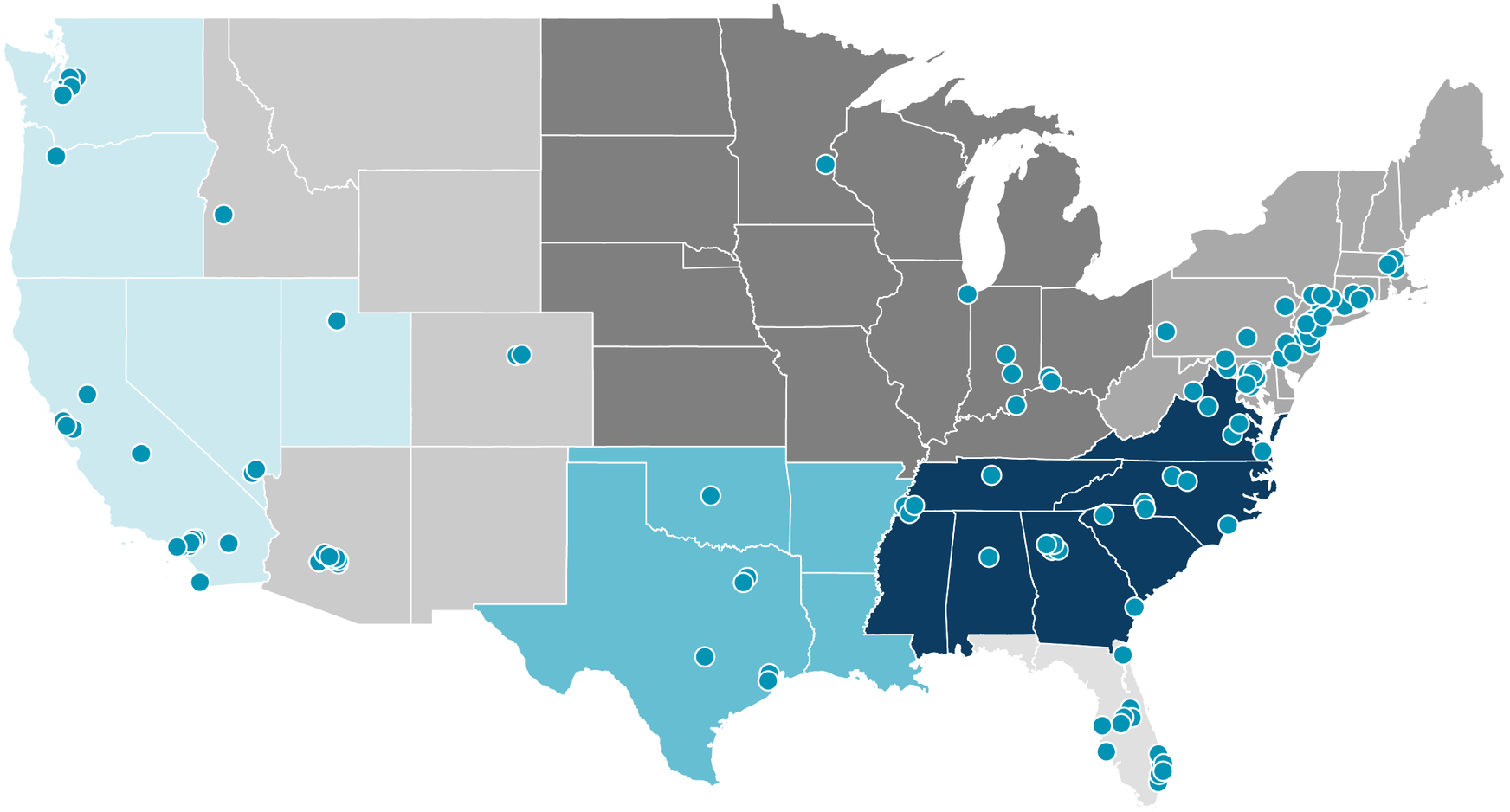
MAIN & MAIN - HOUSTON PORTFOLIO

Sale
Transaction Value: Confidential
Seller: Link Logistics
Houston, Texas

DFW INFILL PORTFOLIO

Sale
Transaction Value: Confidential
Seller: Link Logistics
Dallas-Fort Worth, Texas

PIPELINE



2023
CURRENT PIPELINE

SALES

96	TRANSACTIONS IN THE PIPELINE
$6.9B+	ESTIMATED TRANSACTION VOLUME
48.4M+	ESTIMATED SF OF TRANSACTIONS

DEBT

47	TRANSACTIONS IN THE PIPELINE
$3.3B+	ESTIMATED TRANSACTION VOLUME
42.7M+	ESTIMATED SF OF TRANSACTIONS

*as of 2/01/2023

2023 DEALS IN THE MARKET
WEST

10545 PRODUCTION AVENUE

Sale
Fontana, California
In Closing

TEJON RANCH DISTRIBUTION CENTER

Sale
Tejon Ranch, California
In Closing

IE YARD PORTFOLIO

Sale
San Bernardino, California
In Closing

2215 SOUTH LOGISTICS CENTER

Sale
Salt Lake City, Utah
In Closing

METRO AIR PARK LOGISTICS CENTER

Sale
Sacramento, California
In Closing

I-215 INTERCHANGE LOGISTICS CENTER

Sale & Debt
Las Vegas, Nevada
In Closing

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2023 DEALS IN THE MARKET
WEST

ROSE CANYON BUSINESS PARK

Sale
San Diego, California
In Closing

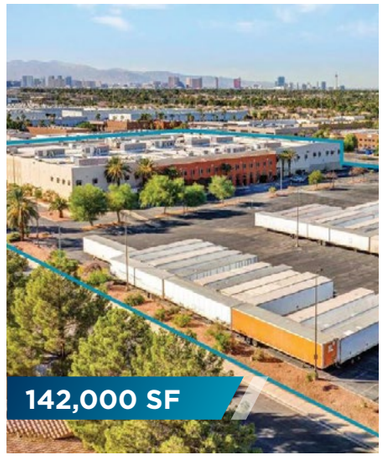
2040-2050 STATE COLLEGE

Sale
Anaheim, California
In Market

ORANGE SHOW DISTRIBUTION CENTER

Sale
San Bernardino, California
In Market

6225 ANNIE OAKLEY



Sale
Las Vegas, Nevada
In Market

10220 SAN SEVAINE WAY

Refinance & Sale
Jurupa Valley, California
Loan Type: Refinance
In Market

MORTON COMMERCE CENTER

Sale
Newark, California
In Market

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2023 DEALS IN THE MARKET
WEST

WEST FONTANA DISTRIBUTION CENTER

Sale
Fontana, California
In Market

HORIZON DISTRIBUTION CENTER

Sale
Mira Loma, California
In Market

ROCKEFELLER COMMERCE CENTER

Sale
Ontario, California
In Market

BAYSIDE BUSINESS PARK

Debt
Fremont, California
Loan Type: Refinance
In Market

NATIONAL IOS PORTFOLIO

CONFIDENTIAL

+/-218 ACRES

Sale
Santa Fe Springs, California,
Portland, Oregon,
Woodville, Washington,
Aurora, Colorado
Packaging

TROPICAL LOGISTICS CENTER 2.0

Sale
North Las Vegas, Nevada
Packaging

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2023 DEALS IN THE MARKET
MOUNTAIN WEST

THE BASE - PHASE I

JV Equity
Glendale, Arizona
In Closing

PALOMA VISTA - PHASE II

Debt & JV Equity
Buckeye, Arizona
Loan Type: Construction
In Closing

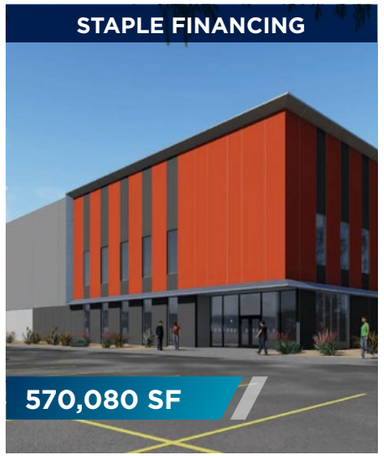
CHANDLER CROSSROADS

Sale
Chandler, Arizona
In Closing

AIRPARK LOGISTICS CENTER

Sale & Debt
Goodyear, Arizona
Loan Type: Acquisition
In Closing

THE CUBES AT GLENDALE - BUILDING E



Sale & Debt
Glendale, Arizona
Loan Type: Acquisition
In Closing

99TH AVENUE LOGISTICS CENTER

Sale
Phoenix, Arizona
In Closing

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2023 DEALS IN THE MARKET
MOUNTAIN WEST

PARK 303 - PHASE II

Sale
Glendale, Arizona
In Closing

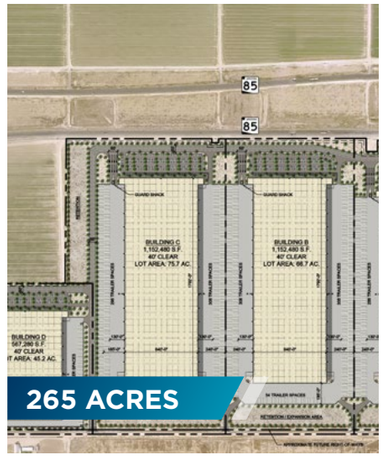
TRIANGLE LOGISTICS CENTER

JV Equity
Denver, Colorado
In Closing

BUCKEYE INDUSTRIAL PARK

Debt
Phoenix, Arizona
Loan Type: Construction
In Closing

EISENBERG 85



JV Equity
Buckeye, Arizona
In Closing

ICONIC SURPRISE POINTE

Sale
Surprise, Arizona
In Closing

OCC INDUSTRIAL

Debt & JV Equity
Salt Lake City, Utah
Loan Type: Construction
In Closing

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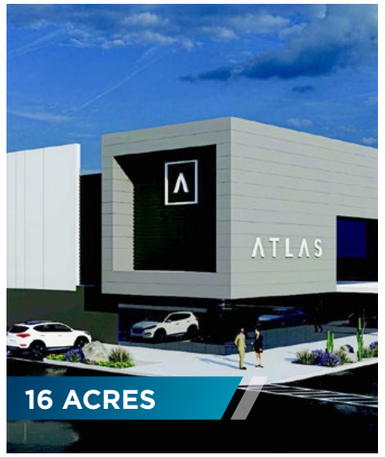
2023 DEALS IN THE MARKET
MOUNTAIN WEST

ATLAS SURPRISE POINTE



Sale
Surprise, Arizona
In Closing

CREATION LOGISTICS PIPELINE

JV Equity
Multiple, Multiple
In Market

PECOS 17

JV Equity
Mesa, Arizona
In Market

17 NORTH CORPORATE CENTER

Sale
Phoenix, Arizona
In Market

ELLIOT MESA COMMERCE CENTER

Sale
Mesa, Arizona
In Market

THE CENTER

Sale
Tempe, Arizona
In Market

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2023 DEALS IN THE MARKET
MOUNTAIN WEST

SOUTHWEST PHOENIX INDUSTRIAL PORTFOLIO

Sale
Phoenix, Arizona
In Market

CIRCLE K DISTRIBUTION CENTER

Sale
Tolleson, Arizona
In Market

TEMPE SMALL BUILDING INDUSTRIAL

Sale & Debt
Tempe, Arizona
Loan Type: Acquisition
In Market

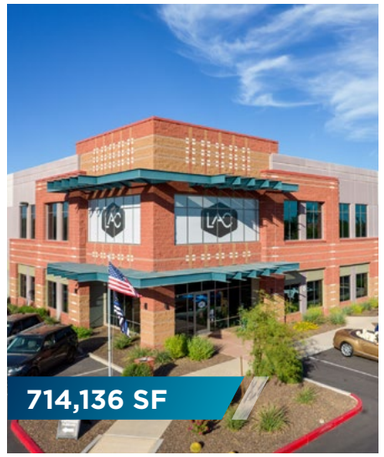
NORTHERN PARKWAY LOGISTICS CENTER

Debt
Glendale, Arizona
Loan Type: Construction
In Market

MERIT WOOLF LOGISTICS CENTER

Sale
Glendale, Arizona
Packaging

PIMA CENTER



Sale
Scottsdale, Arizona
Packaging

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2023 DEALS IN THE MARKET
MOUNTAIN WEST

TEX I & II

Debt
Glendale, Arizona
Loan Type: Construction
Packaging

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2023 DEALS IN THE MARKET
SOUTHWEST

ALLIANCE INDUSTRIAL PORTFOLIO

Sale
Dallas/Fort Worth, Texas
In Closing

RAYTHEON BTS OKLAHOMA CITY

Sale
Oklahoma City, Oklahoma
In Market

WALNUT HILL DEVELOPMENT OPPORTUNITY

Sale
Dallas, Texas
In Market

AUSTIN DEVELOPMENT OPPORTUNITY

Sale
Austin, Texas
Packaging

FAIRWAY NORTH LOGISTICS PARK

Sale
Houston, Texas
Packaging

MARY KAY DISTRIBUTION CENTER

Sale
Dallas, Texas
Packaging

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2023 DEALS IN THE MARKET
CENTRAL

CVG LOGISTICS CENTER

Sale
Cincinnati, Ohio
In Closing

MINNEAPOLIS INDUSTRIAL PORTFOLIO

CONFIDENTIAL

631,000 SF

JV Equity
Lino Lakes & Cottage Grove, Minnesota
In Market

INDIANAPOLIS INFILL PORTFOLIO

908,723 SF

Sale
Indianapolis, Indiana
In Market

DOW CHEMICAL WAREHOUSE PORTFOLIO

Sale
Louisville, Kentucky
In Market

DOREL SALE-LEASEBACK

Sale
Tiffin, Ohio & **Columbus,** Indiana
In Market

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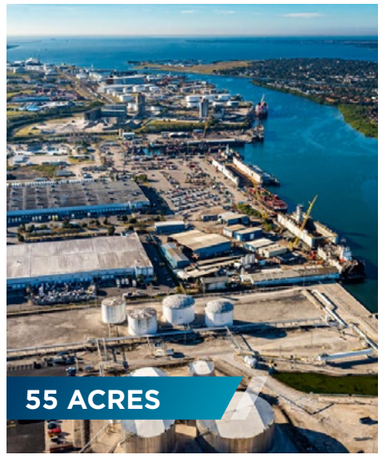
2023 DEALS IN THE MARKET
FLORIDA

TAMPA SHIPYARD



Sale
Tampa, Florida
In Closing

COMMONWEALTH LOGISTICS CENTER

Sale
Jacksonville, Florida
In Closing

LAKELAND CENTRAL PARK

Sale
Lakeland, Florida
In Closing

LIBERTY PARK

Sale
Orlando, Florida
In Closing

4908 TAMPA WEST

Sale
Tampa, Florida
In Closing

CLEAR SPRINGS COLD STORAGE FACILITY

Sale
Winter Haven, Florida
In Closing

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2023 DEALS IN THE MARKET
FLORIDA

BANG ENERGY
DISTRIBUTION CENTER

Sale
Pembroke Pines, Florida
In Market

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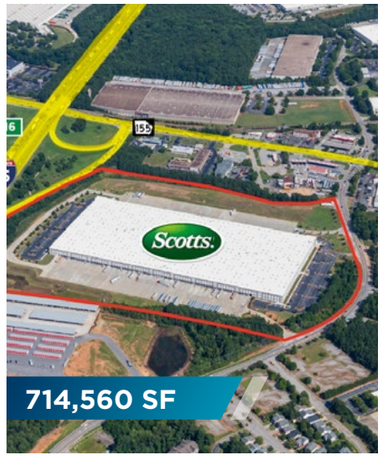
2023 DEALS IN THE MARKET
SOUTHEAST

MCDONOUGH COMMERCE CENTER



Sale
Atlanta, Georgia
In Closing

VELOCITY II

Sale
Greenville, South Carolina
In Closing

BRITAX NORTH AMERICAN HEADQUARTERS

Sale
Charlotte, North Carolina
In Market

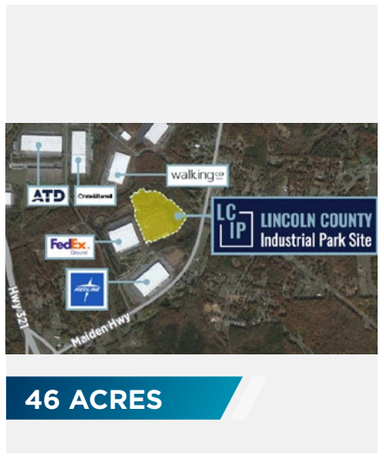
PALMETTO DISTRIBUTION CENTER

Sale
Atlanta, Georgia
In Market

SPRING HILL COMMERCE CENTER

Sale
Nashville, Tennessee
In Market

LINCOLN COUNTY INDUSTRIAL PARK



Sale
Charlotte, North Carolina
In Market

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2023 DEALS IN THE MARKET
SOUTHEAST

NORTH CAROLINA INDUSTRIAL PORTFOLIO

Sale
Charlotte / Greensboro, North Carolina
Packaging

LINCOLN COUNTY INDUSTRIAL PARK PORTFOLIO

Sale
Charlotte, North Carolina
Packaging

BRIDGEWAY BUSINESS CENTER

Sale
Norfolk, Virginia
Packaging

CONFIDENTIAL MULTI-TENANT INFILL OFFERING

CONFIDENTIAL

400,000 SF

Sale
Atlanta, Georgia
Packaging

CONFIDENTIAL MULTI-TENANT INFILL OFFERING

CONFIDENTIAL

200,000 SF

Sale
Atlanta, Georgia
Packaging

BELFAST CROSSING

JV Equity
Savannah, Georgia
Packaging

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2023 DEALS IN THE MARKET
NORTHEAST

MEADOWVILLE DISTRIBUTION CENTER

Sale
Chester, Virginia
In Closing

198 COMMERCE CENTER

Sale
Laurel, Maryland
In Closing

NATIONAL CAPITAL BUSINESS PARK

Debt & JV Equity
Upper Marlboro, Maryland
Loan Type: Construction
In Closing

SOMERSET COUNTY INDUSTRIAL PORTFOLIO

CONFIDENTIAL

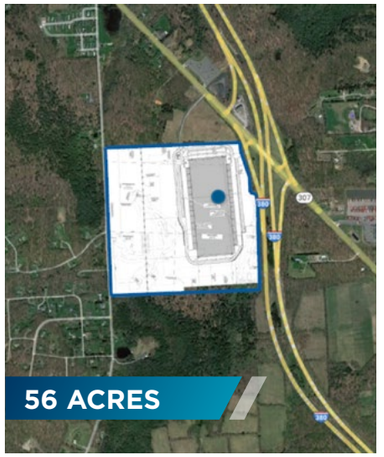
239,612 SF

JV Equity
Hillsborough, New Jersey
In Closing

95 DISTRIBUTION CENTER

Debt
Stafford, Virginia
In Closing

RGM DRIVE, COVINGTON



Sale
Covington Township,
Pennsylvania
In Closing

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2023 DEALS IN THE MARKET
NORTHEAST

ARCADIA NORTH

Debt
Tobyhanna, Pennsylvania
Loan Type: Refinance
In Closing

UPARC

Sale
Pittsburgh, Pennsylvania
In Closing

GATEWAY COMMERCE CENTER

Sale
Columbia, Maryland
In Market

1700 RIDGELY ST.

Sale
Baltimore, Maryland
In Market

SWEENEY DRIVE - DEVELOPMENT SITE

Sale
Hagerstown, Maryland
In Market

BLUE DIAMOND PARK PHASE II

Debt
New Castle, Delaware
Loan Type: Construction
In Market

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2023 DEALS IN THE MARKET
NORTHEAST

GOLDEN TRIANGLE

Debt
Walkill, New York
Loan Type: Construction
In Market

POINT STRATFORD

Debt & JV Equity
Stratford, Connecticut
Loan Type: Land/
Predevelopment
In Market

250 KING MANOR ROAD

Debt
King of Prussia,
Pennsylvania
Loan Type: Refinance
In Market

8 FERNWOOD ROAD

Sale
Florham Park, New Jersey
In Market

250-252 DOREMUS AVENUE

Sale
Port Newark, New Jersey
In Market

205 JACKSON STREET

Sale
Englewood, New Jersey
In Market

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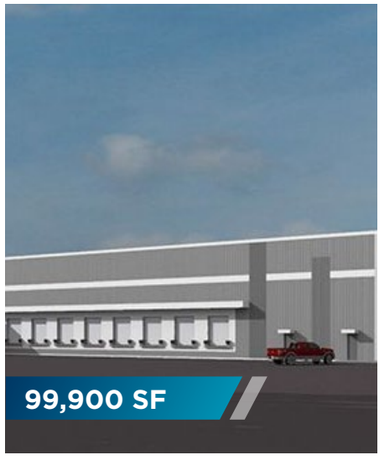
2023 DEALS IN THE MARKET
NORTHEAST

7 SLATER DRIVE

Sale
Elizabeth, New Jersey
In Market

16-18 FIELDS LANE



Sale
Brewster, New York
In Market

I-81/I-78 INDUSTRIAL PORTFOLIO

Sale
Harrisburg, Allentown, Chambersburg,
Pennsylvania
Packaging

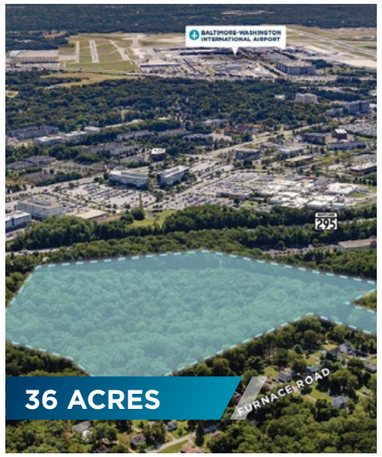
CONFIDENTIAL NORTHEAST LOGISTICS PORTFOLIO

CONFIDENTIAL

1,400,000 SF

Debt
Various, Northeast
Packaging

1305 FURNACE ROAD



Sale
Linthicum, Maryland
Packaging

HAMPTON OVERLOOK

Sale
Capitol Heights, Maryland
Packaging

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2023 DEALS IN THE MARKET
NORTHEAST

PORT JERVIS LOGISTICS CENTER

CONFIDENTIAL

700,000 SF

Debt & JV Equity
Port Jervis, New York
Packaging

322 HALF ACRE ROAD

Sale
Cranbury, New Jersey
Packaging

160 CORPORATE COURT

Sale
Meriden, Connecticut
Packaging

550 RESEARCH PARKWAY

Sale
Meriden, Connecticut
Packaging

954 CENTERVILLE ROAD

Sale
Newville, Pennsylvania
Packaging

261 SWEDESBORO ROAD

Sale
Woolwich Township,
New Jersey
Packaging

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2023 DEALS IN THE MARKET
NORTHEAST

108 TOMLINSON DRIVE

Sale
Zelienople, Pennsylvania
Packaging

405 BUSSER ROAD

Sale
York, Pennsylvania
Packaging

100 SANRICO DRIVE

Sale
Manchester, Connecticut
Packaging

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CUSHMAN & WAKEFIELD

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