~~$11,895,000~~ | SINGLE TENANT OR SMALL BAY | ±71,272 SF INDUSTRIAL VALUE-ADD

4,300 AMP HIGH POWER URBAN INFILL | PHOENIX-MESA MSA | 260 S. HIBBERT ST

$14M – $17M PROFORMA FUTURE VALUE (5–7 YR MARKET CYCLE) | UNDER REPLACEMENT COST | STRATEGIC LOCATION

DWG CAPITAL GROUP
INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

±71,272 SF	±1.90 AC	1959/2025
BUILDING	LAND AREA	YEAR BUILT/RENO

- **$855K** STABILIZED YR-1 NOI
- **$991K - $1.05M** FUTURE NOI YR 5–7
- **$14M - $17M ($196 - $239/SF)** 5–7 YR PROFORMA

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428 | JDUNNING@DWG-RE.COM

260 S. HIBBERT, MESA, AZ

JUDD DUNNING
LA: 310.261.8428 | TX: 214.726.6822
JDUNNING@DWG-RE.COM

MEG MARAN
Director of Marketing

MIKE PAYTONJIAN
Operations, Client Services

TABLE OF CONTENTS

OPTION A: **SINGLE-TENANT OCCUPANCY**

PURCHASE OPTION

±71,272 SF TOTAL | **±9,300 SF** OFFICE
Price: As Listed

BUILDING HIGHLIGHTS

- Heavy Power: ±4,300 Amps | 480V | 3-Phase
- 3 Dock-High Loading Doors
- 2 Grade-Level / Street-Level Doors
- Clear Heights Ranging ±17'–25'
- 17' Clear Warehouse Area
- Cold-Storage Capable Areas
- Two-Story Office Buildout
- Ample On-Site Parking
- Functional Truck Court & Loading Access
- Direct Frontage Along S. Hibbert
- Ideal for distribution, manufacturing, service, storage, or owner-user occupancy

POWER, PARKING & FULL-BUILDING FUNCTIONALITY

- Full-building single-tenant occupancy opportunity
- ±4,300 Amps | 480V | 3-Phase power infrastructure
- Multiple electrical service sections throughout the facility
- Functional warehouse layout with multiple operational sections
- Dock-high and grade-level loading configurations
- Exterior man-door access points
- Existing office and warehouse integration
- Expanded and functional on-site parking layout
- Flexible warehouse configurations for operational flow
- Additional access points may be added, subject to final plan and requirements
- Suitable for logistics, fabrication, manufacturing, food/cold storage, contractor use, or regional distribution operations

WAREHOUSE CONFIGURATION

- 17'–25' Clear Height Sections
- 15' Drop Ceilings: two areas with prior cold storage

OPTION B: **SMALL BAY TENANCY**

NEWLY DEMISED FLOOR PLANS

3–4 TENANT SMALL-BAY OPTIONALITY

DOWNTOWN MESA URBAN INFILL

HEAVY POWER + FUNCTIONAL LOADING

NEW LEASING CONFIGURATIONS

UNIT 1: 31,048 SF
(35,818 SF w/ upstairs office)

UNIT 2A: 11,510 SF
(16,280 SF w/ upstairs offices)

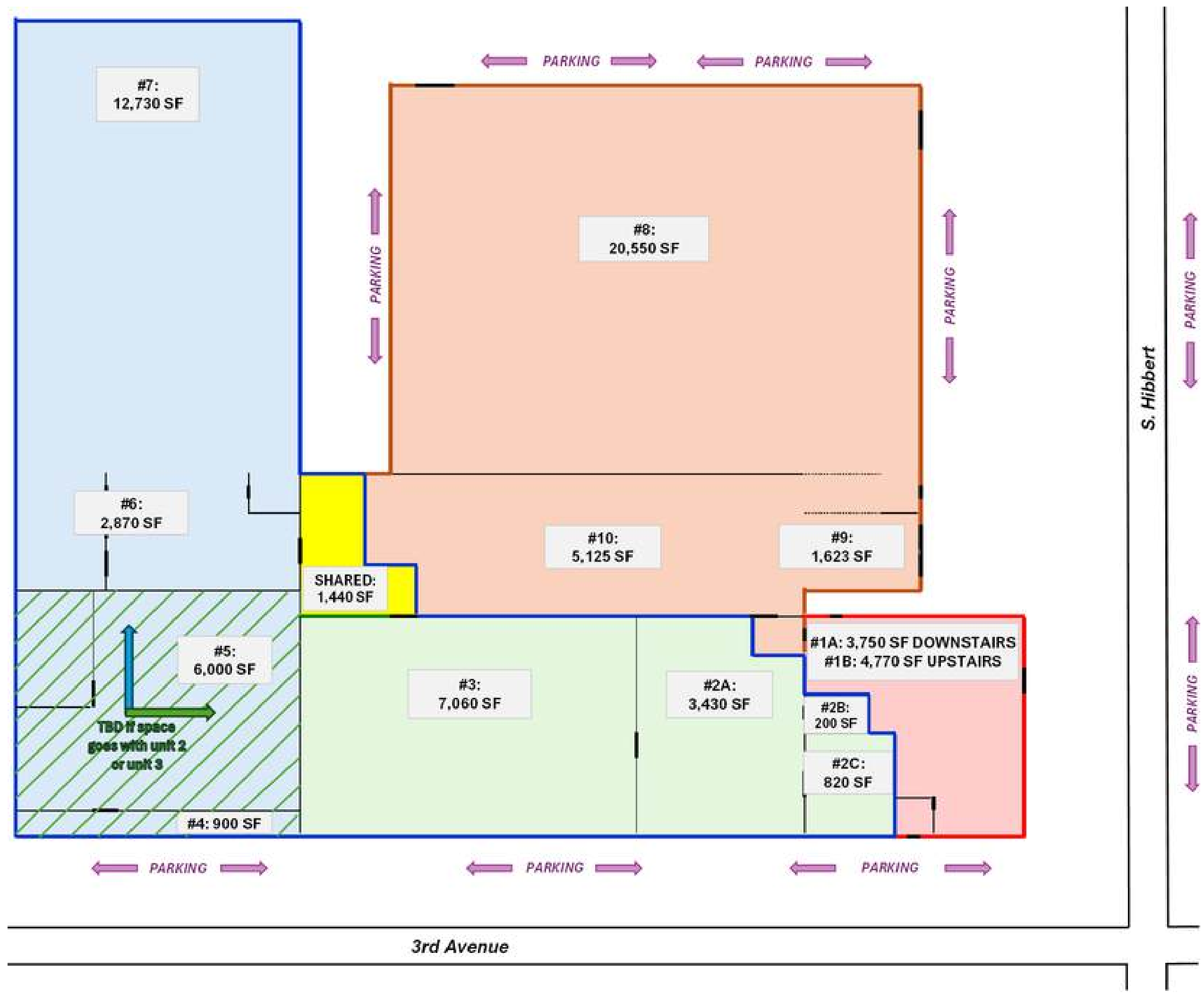
UNIT 2B: 18,410 SF
(23,180 SF w/ upstairs offices)

UNIT 3A: 15,600 SF

UNIT 3B: 22,500 SF

UNIT X: 35,450 SF
(40,220 SF w/ upstairs offices)

Other creative combinations available to be tailored to your business needs.



Superior opportunity for $14M–$17M future value in a market cycle under sophisticated buyer.

HIGH-POWER **CAPACITY & RECENT PROPERTY/PARKING UPGRADES**

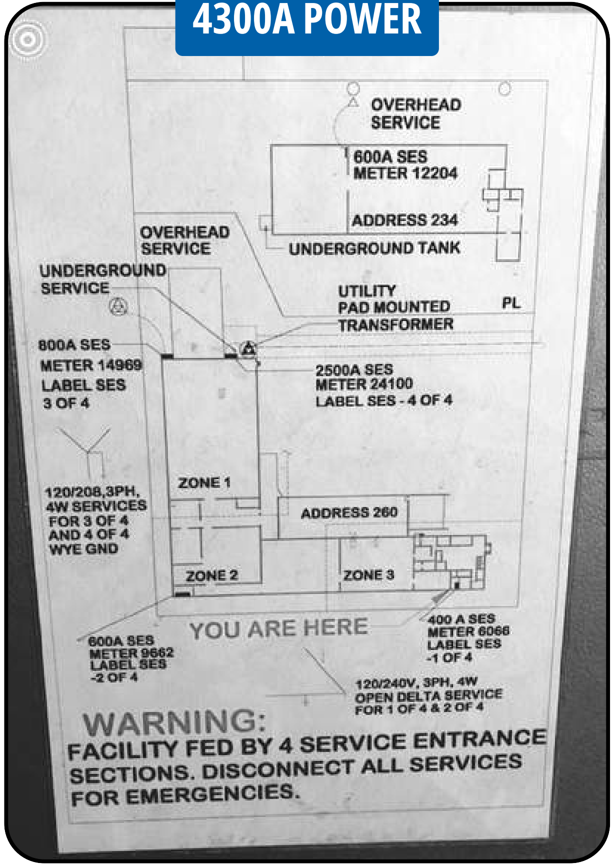
The facility is powered by four service entrance sections, with multiple electrical service configurations:

- **1000A, 120/240V, 3-Phase, 4-Wire Open Delta Service**
- **3300A, 120/208V, 3-Phase, 4-Wire Service**

Additional Details from the Site Map:

- The property has **both overhead and underground electrical services.**
- Power is distributed through **multiple SES meters,** including **600A, 800A,** and **2500A** service sections.
- The utility pad-mounted transformer plays a key role in the facility's electrical distribution.
- The facility includes **multiple zones,** with designated addresses (234 and 260) and metering points.
- A **fiber optic line** was installed in front of the building last year and can be pulled into the facility. A quote was previously obtained for this installation.

4300A POWER

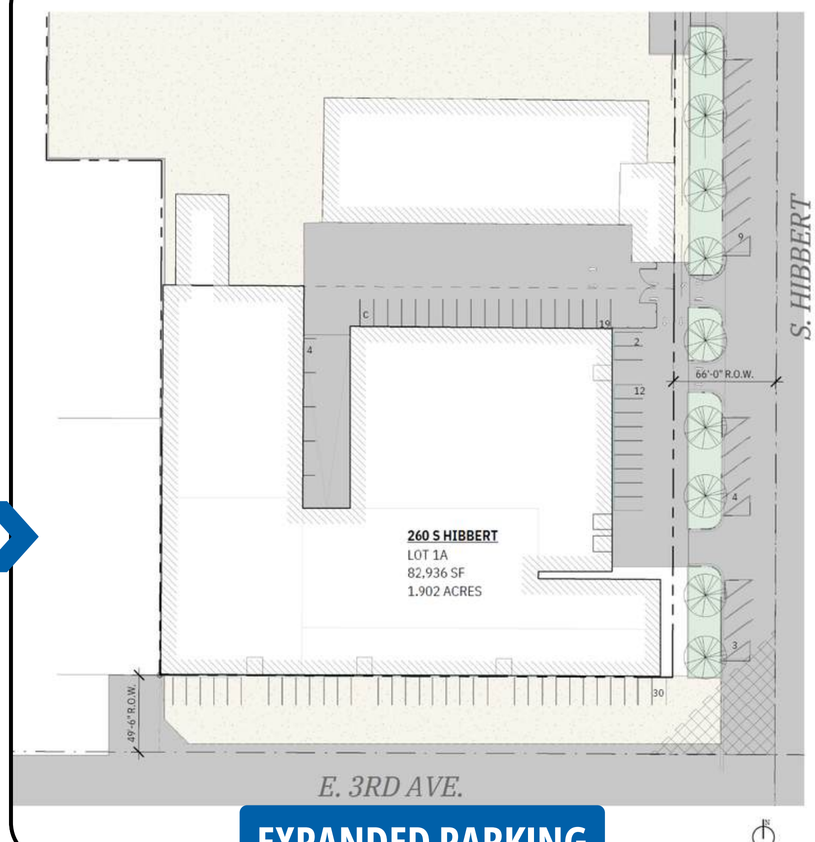


NEW 10-YEAR ELASTOMERIC ROOF COATING

Parking

SCHEME: MAX PARKING

On street:	16 Stalls
Standard:	41 Stalls
Compact:	19 Stalls
Parallel:	04 Stalls
	80 Stalls total



EXPANDED PARKING

DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.

EXECUTIVE **SUMMARY**

DWG Capital Group, as the exclusive advisor, is pleased to present a new off-market acquisition opportunity: **260 S. Hibbert, Mesa, Arizona.** This **71,272-square-foot tilt-wall industrial asset** is situated in one of the fastest-growing submarkets of the Phoenix MSA. The Mesa area is burgeoning with development, surrounded by new projects, and features **nearly non-existent urban infill inventory for industrial spaces between 50,000-150,000 square feet.**

The property will be delivered vacant, offering a **compelling value-add opportunity through repositioning and leasing at market rents of $12–$15/SF NNN for a single tenant, or $14-$18 for a small bay conversion.** This project is strategically positioned to capitalize on strong tenant demand and the scarcity of comparable inventory in the urban core. By securing a new tenant and executing the necessary repositioning, **a sophisticated investor can unlock substantial value and achieve attractive, high-IRR returns within a shorter timeframe of 6–18 months** through this highly marketable industrial redevelopment.

KEY FEATURES

- **Prime Urban Infill Location:** Nestled near ASU and the Broadway Corridor, this site benefits from adjacent high-value redevelopment activity and robust tenant demand.
- **Infrastructure:** Featuring multiple loading docks, superior power infrastructure, and 30 parking spaces, the property is highly flexible for diverse industrial tenants.
- **Value Creation Opportunity:** Delivered vacant for white-boxing, unlocking long-term tenant opportunities at premium rents.

THE PROPERTY

The property is a free-standing manufacturing and distribution facility comprises **approximately 71,272 square feet** of space, 3 external docks, a 17-25-foot+ ceiling height and 3 external levelators. The property **sits on approximately 1.90 acres of land** and is located within a downtown Mesa. Notably, this structure contains **potential cold storage** if ever re-tenanted with approximately **60% of the building also being temperature controlled and insulated.**

THE LOCATION

Mesa, AZ in the Phoenix MSA offers a prime location in an up and coming area with a path of significant gentrification and progress. Offering easy access to highways US-60, Loop 101, and Loop 202, the 1.90-acre property is located north of Broadway Road near prominent businesses. The Phoenix MSA is a top 5 industrial market with exceptional stability via its low vacancy rates, double-digit rent growth and inherent appreciation.

THE MARKET

Located in Mesa's thriving East Valley industrial submarket, rents surged **±15.8%** during the recent boom cycle and are now stabilizing at approximately **±5%** annual growth. Current cap rates average **±6.0% to 6.75%** and continue re-compressing, supporting strong long-term investment fundamentals.

ASSET OVERVIEW

ADDRESS	260 S Hibbert St.
CITY + STATE	Mesa, AZ 85210
YEAR BUILT	1959
PROPERTY TYPE	Warehouse/Manufacturing
BUILDING SIZE	±71,272
LOT AREA	±1.90 AC
CLEAR HEIGHTS	17' - 25'
DRIVE-IN DOORS	2
LEVELATORS	3 External
DOCKS	3 External
CONSTRUCTION	Masonry

PROFORMA VALUES

With **average market rents of $14.52 PSF per CoStar (May 2026),** the repositioning and placement of a best-of-market new lease could yield a future NOI of $1,034,869. At a **6% cap rate, this translates to a potential proforma value of $16M+ or closer to $19M via a small bay conversion at $14-$18 rents.** Additionally, market reports predict the average price per square foot within a 3-mile radius (currently at $184 PSF) **to exceed $225–$250+ PSF over the next 5 years,** presenting a compelling value-add opportunity for investors.

PROPERTY **HIGHLIGHTS**

STRUCTURE

±71,272 SF freestanding industrial building on a ±1.90-acre lot with 17'-25' clear heights. Approximately 60% of the space is temperature controlled/insulated.

LOADING

3 external docks, 3 levelators, and **2 grade- level doors** provide versatile loading options for various operational needs. Heavy-duty HVLS warehouse fans in renovated sections.

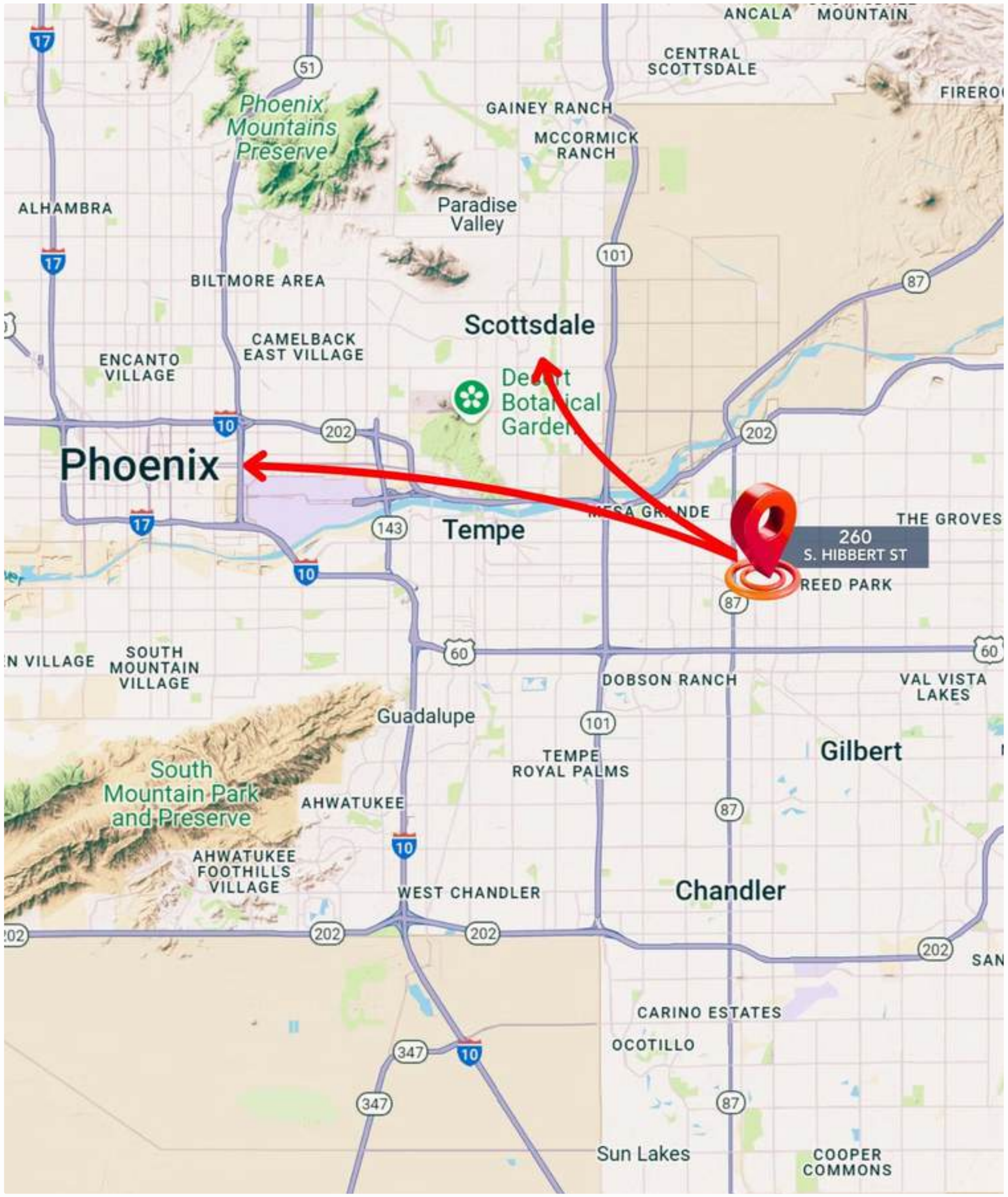
POWER

The subject site offers both 1000A, 120/240V, 3-Phase, 4-Wire Open Delta Service & 3300A, 120/208V, 3-Phase, 4-Wire Service.

260 Hibbert offers a **rare high 4300 amps of power** capacity that can support **heavy manufacturing, distribution, or technology operations.**

STRATEGIC **LOCATION ADVANTAGES**

This 1.90-acre property benefits from its position within a thriving industrial ecosystem, combining accessibility with long-term appreciation potential in one of America's fastest-growing metropolitan areas.



PRIME LOCATION

Situated in an up-and-coming area with significant gentrification and progress underway, positioning your business for future growth.

HIGHWAY ACCESS

Easy access to major highways including US-60, Loop 101, and Loop 202, facilitating efficient transportation and logistics.

BUSINESS ENVIRONMENT

Located north of Broadway Road near prominent businesses, offering potential synergies and an established commercial context.

TOP 5 INDUSTRIAL MARKET

The Phoenix-Mesa MSA ranks as a top 5 industrial market nationally, with exceptional stability through low vacancy rates and double-digit rent growth.

DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.

MARKET **OVERVIEW & OPPORTUNITY**

THRIVING EAST VALLEY REGION

Located in the dynamic Phoenix-Mesa industrial submarket with consistent demand and limited new development over the past decade.

DECREASING VACANCY RATES

Market vacancy has plummeted from over 20% in 2010 to just 3.8% today, creating exceptional stability and investment potential.

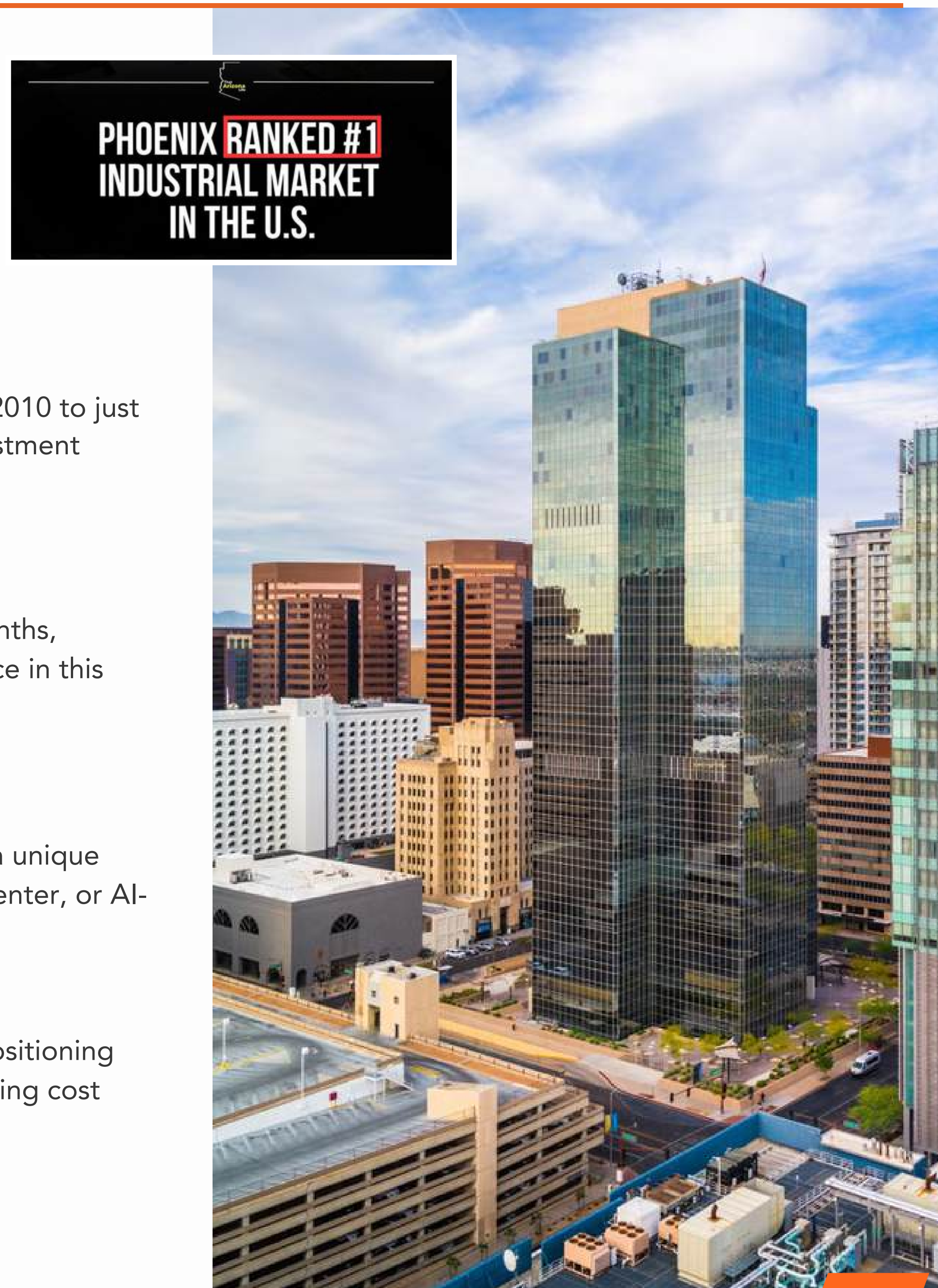
STRONG RENT GROWTH

Impressive 15.8% rent growth over the past 12 months, reflecting the increasing demand for industrial space in this area.

RARE AVAILABILITY

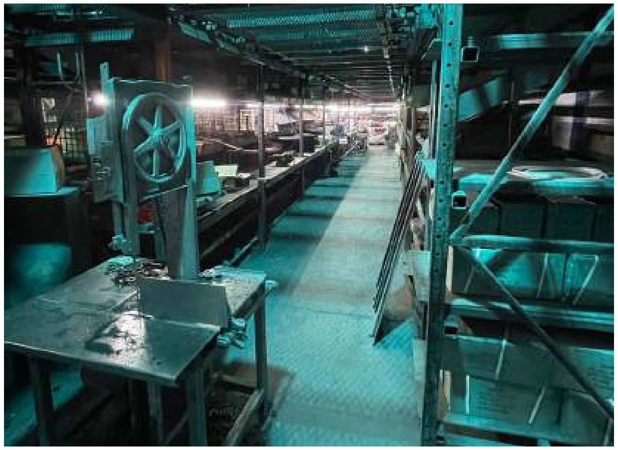
First time on the market in over 30 years, offering a unique opportunity for distribution, manufacturing, data center, or AI-focused tenants.

The full ~72,000 SF site is available at competitive market rates, positioning tenants to capitalize on the area's growth trajectory while maintaining cost efficiency.



DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.

PROPERTY **OVERVIEW**



VERSATILE INDUSTRIAL SPACE

±71,272 SF facility suitable for manufacturing, distribution, and technology operations

CLIMATE CONTROL CAPABILITIES

60% of building is temperature controlled with insulation suitable for cold storage

EFFICIENT LOADING OPERATIONS

3 external docks, 3 levelators, and 2 drive-in doors for optimal logistics handling

PRIME URBAN LOCATION

Situated on 1.90 acres in downtown Mesa with excellent transportation access

FACILITY **FEATURES & CAPABILITIES**

RARE URBAN INFILL

A freestanding manufacturing and distribution facility totaling ±71,272 square feet, uniquely positioned in downtown Mesa for maximum accessibility.

LOADING INFRASTRUCTURE

Equipped with 3 external docks and 3 external levelators to facilitate efficient loading and unloading operations for various transportation needs.

TEMPERATURE CONTROL

Approximately 60% of the building is temperature controlled and insulated, making it suitable for cold storage applications and climate-sensitive operations.

FLEXIBLE CLEAR HEIGHTS

Varying clear heights from 17' to 25' throughout the facility, providing versatility for different operational requirements and storage configurations.

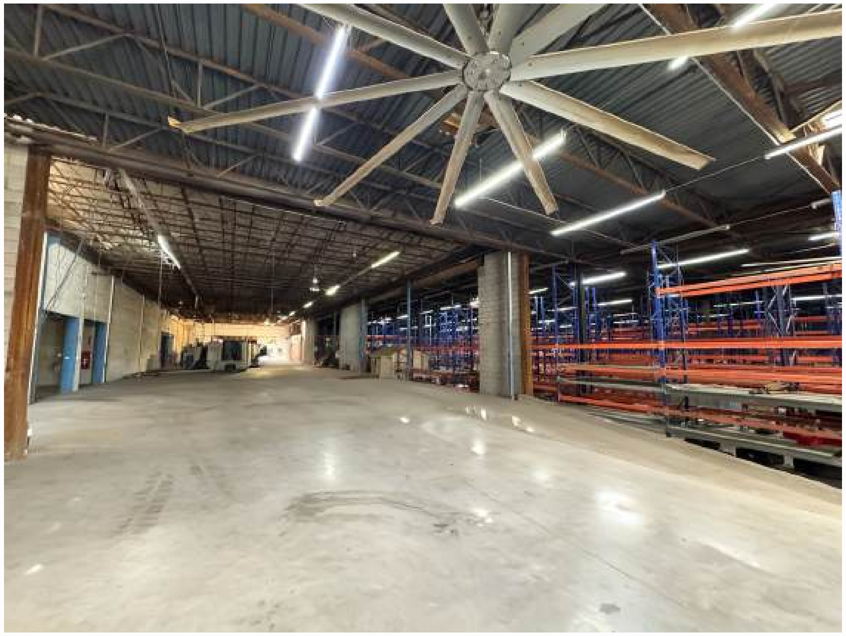
The property's combination of urban location, substantial square footage, and specialized features makes it highly adaptable for various industrial applications, from traditional warehousing to technology-focused operations requiring controlled environments.

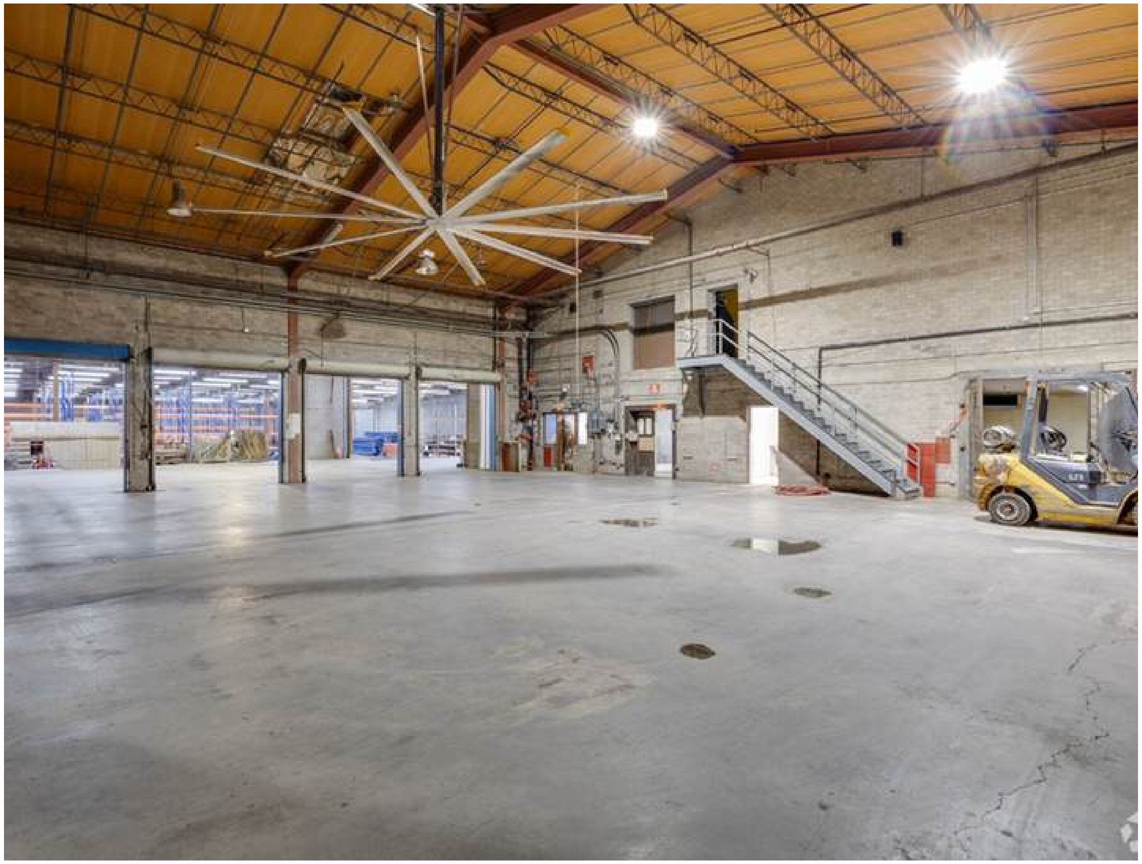
PROPERTY **PHOTOS**

DWG CAPITAL GROUP
INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

PROPERTY **PHOTOS**

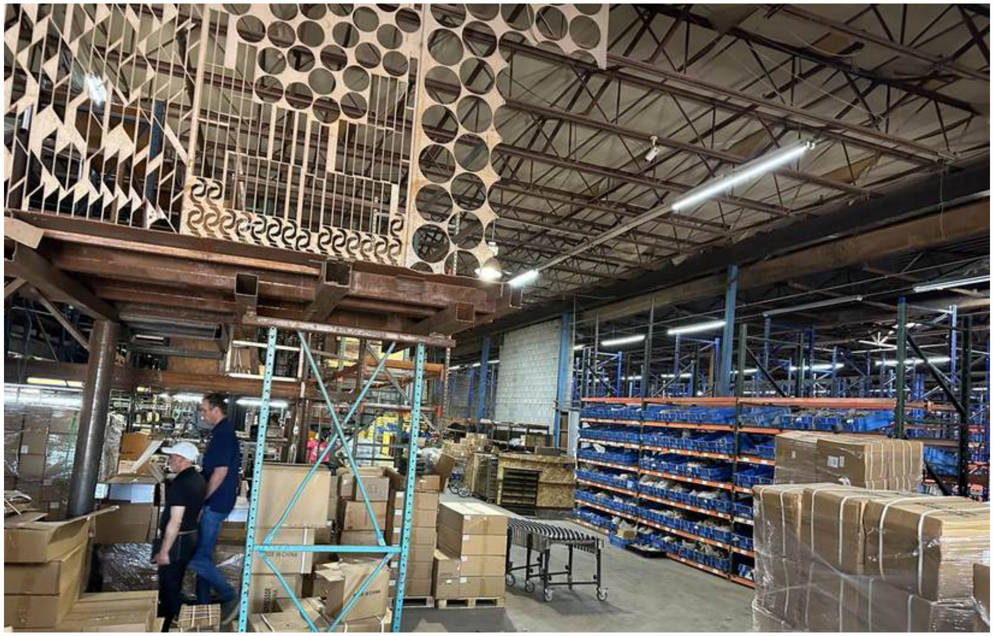
PROPERTY **PHOTOS**

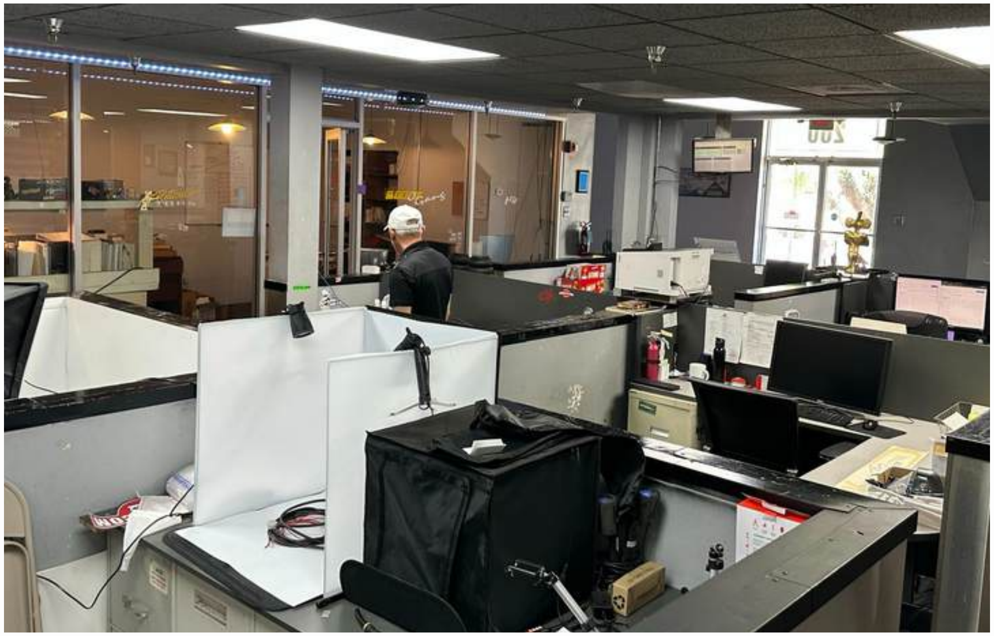




DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.

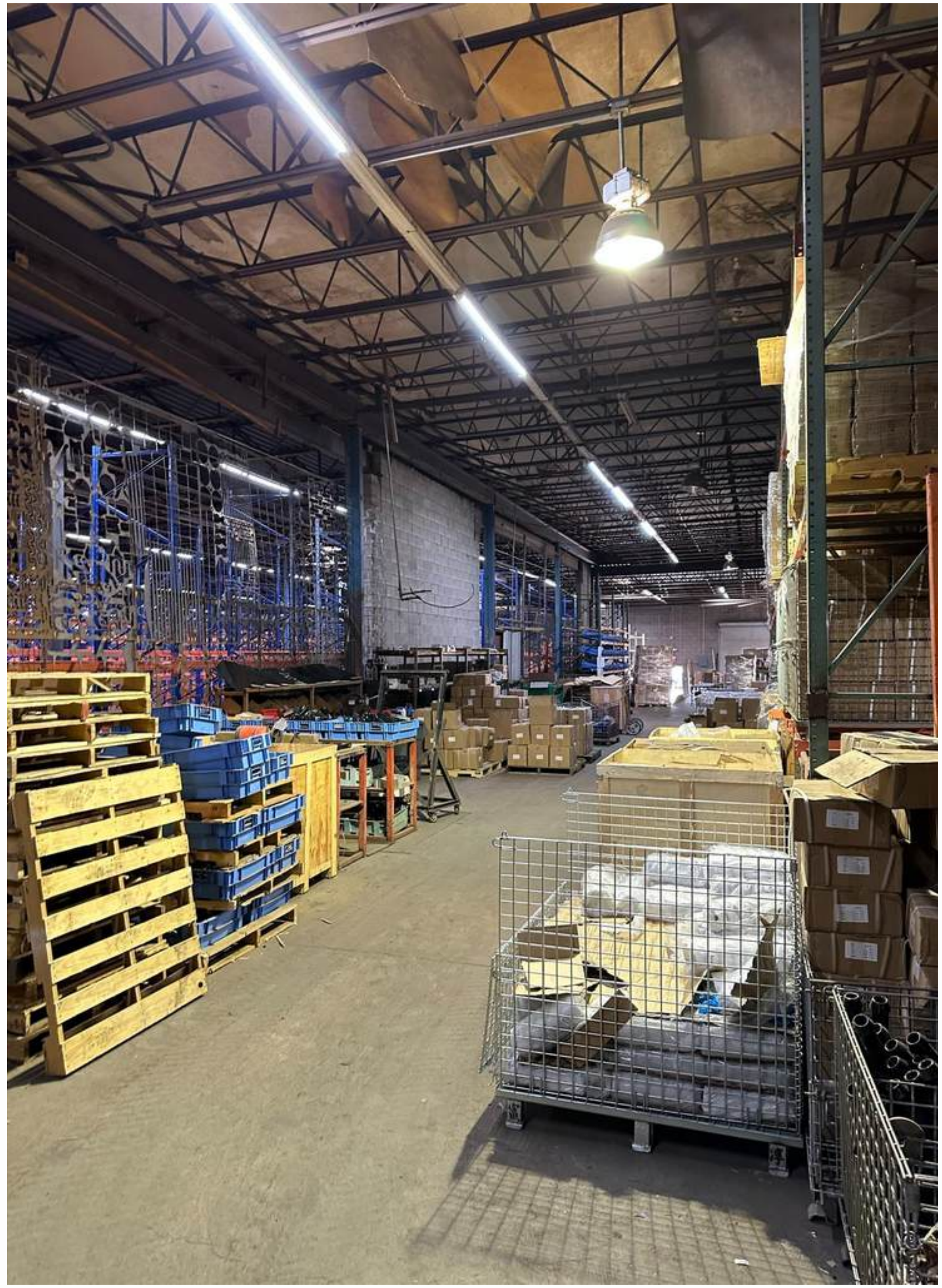
PROPERTY **PHOTOS**





DWG CAPITAL GROUP
INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

PROPERTY **PHOTOS**

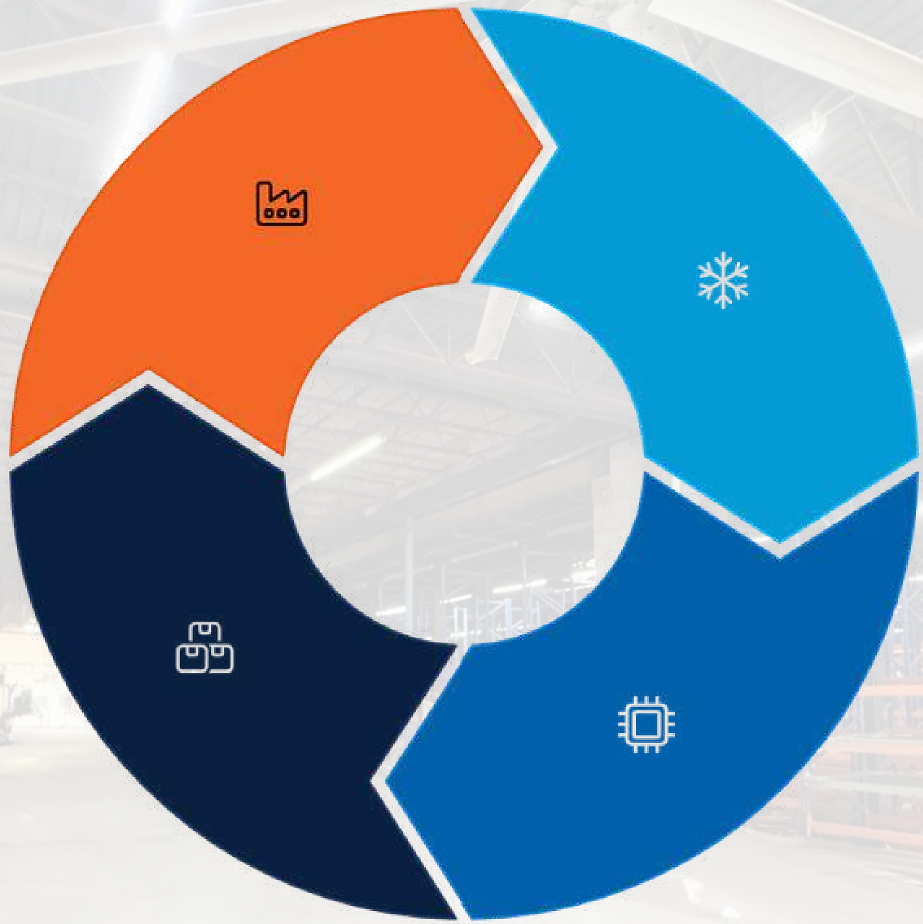


DWG CAPITAL GROUP
INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

IDEAL **TENANT PROFILE**

LIGHT MANUFACTURING

Operations requiring functional space with dock access in a central location (i.e. small bay)



COLD STORAGE

Food-grade operators needing insulated space with temperature control

E-COMMERCE

Distribution operations capitalizing on Phoenix MSA growth

AI/DATA CENTERS

Tech operations requiring power, climate control, and urban proximity

This facility is ideally suited for **mid-sized operations seeking 50,000-150,000 SF of inventory space** in a market where such options are increasingly scarce. The property's versatility accommodates various industrial applications, from traditional manufacturing and distribution to emerging technology and specialized storage needs.

The combination of **dock access, temperature control capabilities, and substantial power infrastructure** creates a flexible platform that can adapt to evolving operational requirements while maintaining a strategic position in the growing Phoenix metropolitan region.

LOCATION **ANALYSIS**

MINUTES FROM DOWNTOWN MESA

Enjoy urban amenities and services while maintaining industrial functionality

DIRECT HIGHWAY ACCESS

Immediate connections to US-60, Loop 101, and Loop 202

REGIONAL CONNECTIVITY

31 minutes to Phoenix, 22 minutes to Scottsdale

INDUSTRIAL ECOSYSTEM

Surrounded by compatible industrial and commercial developments

The property's central location provides strategic advantages for businesses serving the greater Phoenix metropolitan area. Its proximity to the booming East Valley submarkets, including Gilbert and Chandler, positions tenants to capitalize on the region's explosive growth in residential and commercial development.

The surrounding area features expanding retail and residential infrastructure, creating a vibrant mixed-use environment that supports workforce recruitment and retention while maintaining the industrial functionality necessary for operations.

DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.

PROXIMITY TO **SURROUNDING CITIES**

DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.

PHOENIX, AZ: **RANKED #1 AMONG INDUSTRIAL MARKETS**

AZ BIG MEDIA

Phoenix ranks No. 1 among industrial markets in the U.S.

To capture the current trajectory of this sector, we ranked the country's top industrial markets after analyzing them based on key indicators

AZ Big Media / Dec 9, 2024

So far this year, stabilization has been the word for industrial real estate and industrial markets in the U.S. Considerable reshoring tailwinds are contributing to a surge in manufacturing development. And as more domestic manufacturing facilities near completion in key markets, secondary development from support operations is sure to follow.

READ MORE

Phoenix boasted 1st place among industrial markets in Q3, totaling 70.1 points out of 100, with most of its points being derived from its accelerated industrial development.

Phoenix leads the nation in industrial growth, with 32.6 million square feet under development — an 8.7% inventory expansion — being a stand-out amid generally dropping pipelines.

The 6 million square feet of space delivered in Q3 2024 equivalent to 1.63% of inventory places Phoenix at the top for this metric.

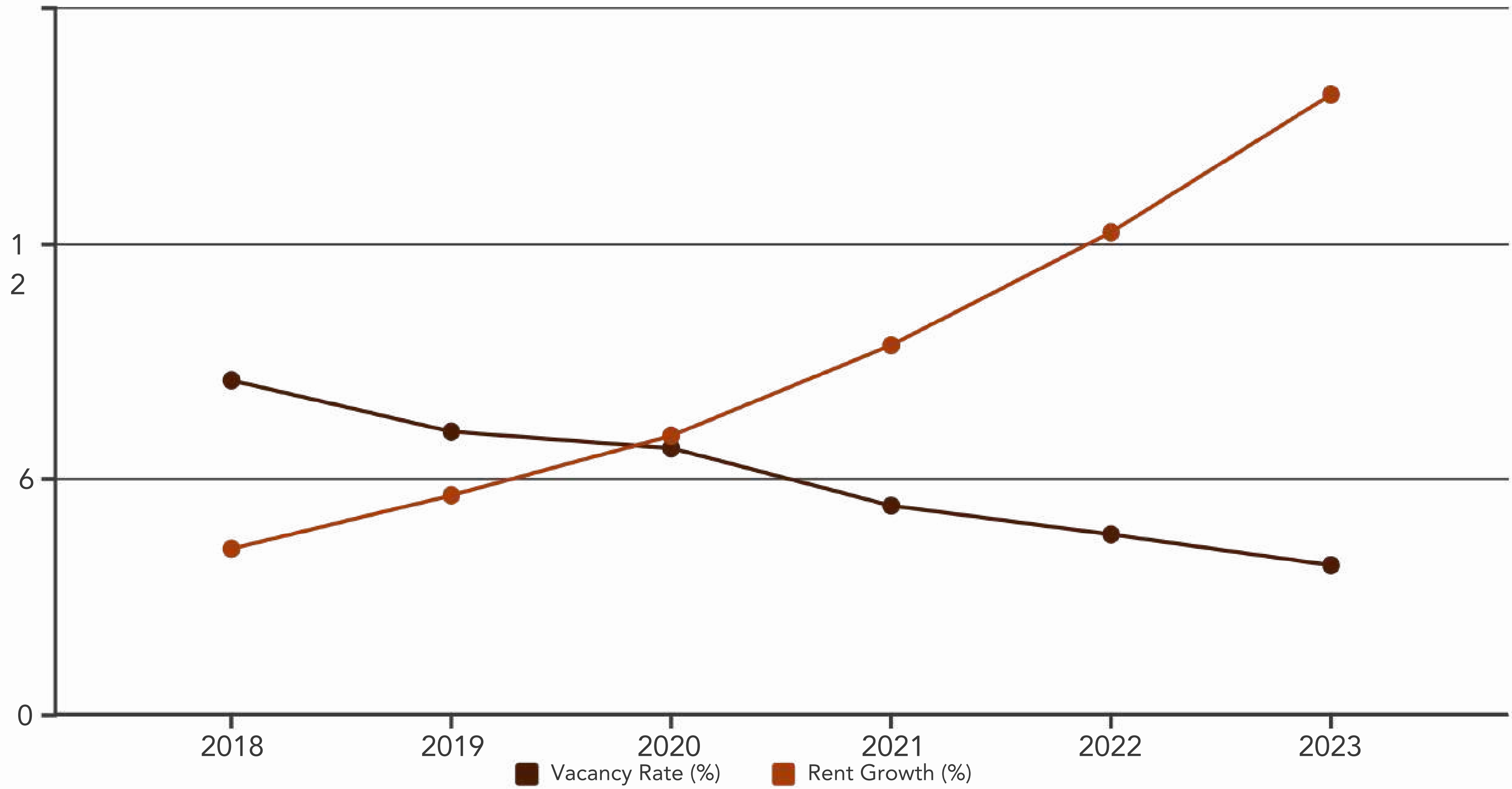
Phoenix's average asking rent for industrial space showed the 8th-highest year-over-year increase.

Industrial vacancy saw a 0.4% increase (from 5.6% in Q2 2024 to 5.2% in Q3 2024), Phoenix ranking 10th for this metric.

Phoenix also saw online interest in industrial space growing, with the average monthly search volume for industrial real estate keywords increasing by roughly 19% over 12 months.

DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.

MARKET ANALYSIS: **PHOENIX-MESA MSA**



The Phoenix-Mesa MSA industrial market has demonstrated exceptional performance over recent years, emerging as a top 5 industrial market nationwide. The graph illustrates the steady decline in vacancy rates from 8.5% in 2018 to just 3.8% today, coupled with accelerating rent growth reaching 15.8% in 2023.

This market trend reflects strong fundamentals driving demand, including regional population growth, corporate relocations, manufacturing reshoring, and the expansion of e-commerce operations. Limited new development relative to absorption has created a tight market favorable to property owners and investors.

SALE COMPARABLES SURVEY

Industrial | 3–5 Mile Radius | Last 24 Months

Property Address	City	State	Type	Building SF	Sale Price	$/SF	Sale Date	Cap Rate	Class	YB	Market
1503 W San Pedro St	Gilbert	AZ	Industrial	68,790	$17,000,000	$247.13	7/29/2024	—	B	1986	Phoenix
2521 W Birchwood Ave	Mesa	AZ	Industrial	27,849	$5,100,000	$183.13	5/7/2026	6.29%	B	1998	Phoenix
1895 S Los Feliz Dr	Tempe	AZ	Industrial	51,730	$12,100,000	$233.91	12/11/2025	—	B	1987	Phoenix
33 W Broadway Rd	Mesa	AZ	Industrial	24,555	$4,350,000	$177.15	12/12/2024	—	B	1967	Phoenix
1254 W Broadway Rd	Mesa	AZ	Industrial	8,613	$1,850,000	$214.79	11/12/2024	—	C	1963	Phoenix
1416 W San Pedro St	Gilbert	AZ	Industrial	23,443	$5,550,000	$236.74	7/27/2023	—	B	1998	Phoenix
1866 S Fraser Dr	Mesa	AZ	Industrial	23,925	$5,166,735	$215.96	12/20/2024	—	C	1988	Phoenix
117 E Baseline Rd	Gilbert	AZ	Industrial	33,112	$8,800,000	$265.76	12/27/2023	—	C	1971	Phoenix
1250 S Pima St	Mesa	AZ	Industrial	20,000	$5,000,000	$250.00	9/25/2023	—	C	1981	Phoenix

SUMMARY STATISTICS

Average $/SF	Median $/SF	Older Vintage Avg (1960s–80s)	Cap Rate Reference
$223.10	**$224.94**	**$228.47**	**6.29%**

INSTITUTIONAL TAKEAWAY:

Subject basis at **$155 PSF** prints meaningfully below the **$225 PSF median** across closest-match Mesa, Gilbert, and Tempe infill industrial trades. Older vintage **B/C functional product (1960s–1990s)** continues to clear **$177–$266 PSF** in the East Valley, supporting both as-is and stabilized basis underwriting. Functional urban infill inventory remains scarce and difficult to replicate at today's land and construction cost.

LEASE COMPARABLES:

Industrial | 3–5 Mile Radius | Last 24 Months

SIGNED LEASE COMPARABLES

Sign Date	Start Date	Address	City	SF Leased	Rent/SF/Yr	Services	Use	Lease Type	Term	Exp Date	Tenant
Jul 2022	Sep 2022	1503 W San Pedro St	Gilbert	68,790	$12.81	NNN	Industrial	Direct	5 yrs 2 mos	Nov 2027	Skytower Aviation
Dec 2022	Jan 2023	2546 W Birchwood Ave	Mesa	42,101	$13.80	NNN	Industrial	Direct	—	—	Charter Mechanical Contractors Inc.
Nov 2024	Dec 2024	1255 S Pasadena St	Mesa	36,344	$12.00	IG	Industrial	Direct	—	—	—
Dec 2022	Jan 2023	515 S Drew St	Mesa	23,000	$15.00	—	Industrial	Direct	5 yrs	Jan 2028	—
Aug 2024	Sep 2024	634 E Baseline Rd	Mesa	20,944	$12.60	NNN	Industrial	Sublease	—	Dec 2027	Crossville Studios
Apr 2024	May 2024	318 S Dobson Rd	Mesa	12,712	$16.20	NNN	Industrial	Direct	—	—	—
Jun 2023	Jul 2023	1938 E Broadway Rd	Tempe	13,500	$14.40	NNN	Industrial	Direct	5 yrs	Jun 2028	Hardy Vehicle
Mar 2024	Apr 2024	1309 N Leland Ct	Gilbert	15,455	$15.60	IG	Industrial	Direct	—	—	—

ACTIVE COMPETITIVE SET

Address	Submarket	RBA	Avail. SF	Asking Rent	Use	Class	Status
260 S Hibbert St (SUBJECT)	**Mesa**	**71,272**	**69,828**	**$11–14 Est.**	**Warehouse**	**B**	**Existing**
254 W Broadway Rd	Mesa	71,707	71,707	$12–15 Est.	Distribution	B	Existing
1171 N Fiesta Blvd	Chandler N / Gilbert	83,498	23,472	$12–14 Est.	Warehouse	B	Existing
779 N Colorado St	Chandler N / Gilbert	48,382	48,382	$12–15 Est.	Manufacturing	B	Existing
973 N Colorado St	Chandler N / Gilbert	52,780	52,780	$15.00	Light Manufacturing	B	Existing
2065 W Obispo Ave	Chandler N / Gilbert	55,345	41,673	$12.00	Light Distribution	B	Existing
1401 S Siesta Ln	Tempe East	25,807	25,807	$15.00	Distribution	B	Existing
350 S Hamilton Ct	Chandler N / Gilbert	21,352	21,352	$17.76	Warehouse	B	Existing

Signed Avg	Signed Median	NNN Only Avg	Active Set Median	Range
$14.05	$14.10	$13.96	$13.50	$12.00–$17.76

INSTITUTIONAL TAKEAWAY: Comparable Mesa and East Valley B-class signed deals cluster firmly in the $13–$15 PSF NNN range with smaller functional bays reaching $16–$18 PSF NNN. Subject $11–$14 PSF asking sits at or below the bottom of the signed range despite superior infill location, strong power, cold storage capability, and dock-high loading. Multi-tenant demising strategy unlocks material mark-to-market upside consistent with proven Mesa small-bay leasing velocity.

A DYNAMIC FINANCIAL SERVICES PLATFORM

Through our financial platform, clients have access to solutions that seamlessly support their real estate and business objectives.

CAPITAL MARKETS

COMMERCIAL REAL ESTATE / INVESTMENT SALES AND CAPITAL MARKETS ADVISORY

OUR FIRM: DWG Capital Group is a fully integrated commercial real estate advisory and capital markets platform of services for owners and users of real estate from ranging from private local owners to prominent multinational corporations and institutional investors. Headquartered in Los Angeles, DWG Capital Group's seasoned strategic relationship platform of 11 seasoned CRE veterans enables our team to effectively serve the property requirements of ALL our Owners, Investors, Developers, Private Equity Groups and Lenders from California to across the US. Regardless of how seasoned our clients are at selling, buying or joint venturing commercial real estate can be a monumental endeavor. DWG Capital Group ensures every client gets the professional, intelligent service they deserve coupled with a strong, seasoned advisory **based on what matters most: Our clients per transaction highest yield outcome coupled with a comprehensive overall real estate portfolio advisory focused on our client's overall long term security.** As a highly seasoned group of Capital Markets Advisors and Brokers who are also active Developers and Investors ourselves, DWG Capital Group brings decades of both sophisticated institutional and personal experience to every assignment **with same care as if it was our very own real estate endeavor.**

Investment Sales, Capital Markets. DONE.

OUR TEAM: DWG Capital Group's team was formed and now led by Judd Dunning, (former NGKF Capital Group / ARA Managing Director) who launched DWG Capital Group in order to combines the very best of his DWG brokers highly seasoned capital market and investment sale expertise and many decades of extensive hands-on commercial real estate advisory experience to ensure that all our DWG clients receive and are assisted to execute only the highest and best real estate portfolio strategies possible.

DWG Capital Group is a client driven firm that executes a wide range of assignments from larger, institutional investment sales and debt / equity placements to local private middle market sales. **Judd Dunning** and all **DWG Capital Group Team Members:** DWG was originally formed by 10 former Top-5 institutional CRE firm brokers. Now independent and within DWG collectively bringing the very same high service standard, same national network of seasoned middle market and institutional clients, the same vast database of national buyers/sellers, the same debt and private equity and the same superior and sophisticated *Client-Centric Capital Markets and Investment Sales Advisory* to our clients we always have these last 20 years but doing so with even greater individual attention.

NATIONWIDE **REAL ESTATE SERVICES**

DWG CAPITAL GROUP — INVESTMENT SALES. CAPITAL MARKETS. DONE.

15,000+ UNITS SOLD

$2B CLOSED PAST 24 MONTHS

LABJ CRE GOLD AWARD WINNER

COSTAR POWER BROKER

CONSULTATION

Free professional consultation and property valuation to assess your real estate needs and opportunities.

STRATEGY DEVELOPMENT

Customized strategy for buying, selling, or leasing nationwide with focus on wealth expansion.

TRANSACTION EXECUTION

Expert guidance through the entire transaction process with 20+ years of nationwide experience.

PORTFOLIO OPTIMIZATION

Ongoing support and consulting for continuing property management and investment growth.

DWG Capital Group offers comprehensive real estate services across multiple asset classes including Industrial, Office, Retail and Multifamily properties nationwide. With over two decades of experience, our team provides expert guidance for property acquisitions, dispositions, leasing, and development site opportunities.

CONTACT US today for a complimentary consultation and valuation to discuss your real estate requirements, financing needs, tenancy specifications, and comprehensive wealth expansion strategies.

JUDD DUNNING

PRESIDENT, DWG CAPITAL GROUP (DWGCG) AND DWG CAPITAL PARTNERS (DWGCP)

Judd Dunning is a distinguished fourth-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG Capital Group and DWG Capital Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning's leadership, DWG Capital Partners has achieved significant milestones, closing approximately $2 billion in investment sales and debt/equity placements. Dunning's client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

AWARDS AND RECOGNITIONS

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 *Los Angeles Business Journal* "Community Impact Deal of the Year" Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

NOTABLE TRANSACTIONS

With a proven track record in capital markets advisory and a history of transactions across 38 states, Mr. Dunning has orchestrated significant deals, including a $165 million transaction involving a Sony Animation NNN single-tenant S&P-rated, a credit office portfolio in West Los Angeles, a $130 million deal for a Class A retail property, and many more.

DWG Capital Partners, (over $130 AUM and $1.6M SF) and DWG Capital Group continue to excel in providing exceptional service to partners and clients, solidifying their reputation among the premier CRE firms in the nation.

Judd Dunning is also the President and Partner of American Industrial Machining Partners (AIMP), DWGCP's private equity division, which has full ownership and partial strategic ownership in several companies.

MEET **THE TEAM**

MEG MARAN
DIRECTOR OF MARKETING

Meg Maran, a Creative and Digital Marketing Specialist with years of real estate marketing experience, joined the DWG team in 2024. She led an extensive rebrand project and implemented an organized marketing strategy, elevating DWG's creative department and streamlining their workflow. Meg's unique talents, commitment to excellence and leadership style make her a valued component of DWG's success.

SOUMI BISWAS
DIRECTOR OF FINANCE & ASSET MANAGEMENT

A Wharton MBA and former Goldman Sachs Real Estate Financing Group associate, Soumi brings 10+ years of institutional real estate and corporate finance experience. Her background spans portfolio management, underwriting, and capital markets across firms including Goldman Sachs, Trademark Property Company, KVP Energy Services, and Right Way Capital—driving NOI growth, leading refinancings, and building institutional-grade financial systems and investment materials.

CHASE HALL
ASSOCIATE INVESTMENT SALES

Chase Hall is an Associate Director at DWG Capital Group, focused on capital markets, brokerage, and acquisitions, supporting industrial sale-leaseback origination, underwriting, and execution. He holds a B.S. in Business/Managerial Economics with Financial Applications from SMU's Cox School of Business. Prior to DWG, he worked in acquisitions and capital markets at PRES Companies and in investment sales underwriting at Greysteel, bringing a disciplined, detail-oriented approach to evaluating opportunities and executing transactions.

MIKE PAYTONJIAN
OPERATIONS

Mike Paytonjian brings a diverse professional background and a strong foundation in relationship-driven industries to the DWG team. A Texas native, Mike is a graduate of both the undergraduate and master's programs at Texas Tech University. He has worked with high-level clients—including VIP athletes and healthcare professionals—delivering strategic communication and organizational efficiency solutions.

KEVIN WONG
SR. VP DEBT MARKETS

Kevin Wong is a seasoned capital markets professional with 15+ years of experience in commercial real estate finance and family office investing. At Quantum Capital Partners, he oversees debt placement across the fund and portfolio, structuring capital through banks, CMBS lenders, life companies, and private credit sources, with over $10B in financing arranged. A best-in-class markets advisor, his background includes managing a high-net-worth single-family office and supporting U.S. real estate investment outreach in China. He holds a B.S. in Management Science from UC San Diego.

SERGEI MOCHTCHENKOV, CFA
CRF FINANCIAL ANALYST

Sergei Mochtchenkov, DWG Capital Partners' exclusive analyst, leverages his deep expertise in financial modeling and data analytics as a CFA Charter holder. He specializes in using advanced tools like R, Python, SQL, and PowerBI to ensure precise modeling and analysis of DWGCP's transactions. His work underpins the success of the firm and its clients.

OFFERING **AND CONDITIONS**

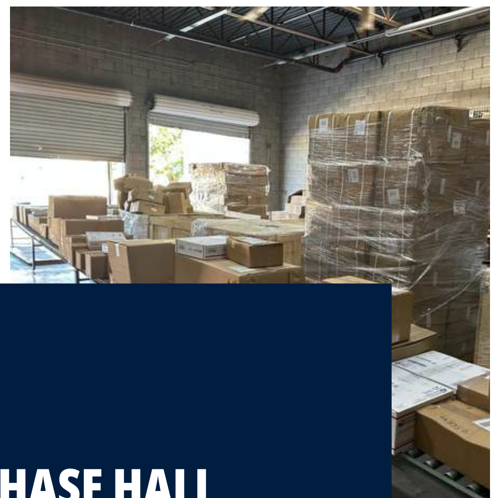
DWG Capital Group is a licensed real estate broker,
(License #01520854).

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale if the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.



CONTACT

JUDD DUNNING
PRINCIPAL/BROKER
310.261.8428
214.726.6822
jdunning@dwg-re.com

CHASE HALL
ASSOCIATE
INVESTMENT SALES
949.549.9231
chase@dwg-re.com

DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. DONE.