CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP**

42500 WINCHESTER ROAD

TEMECULA | CA

±612,500 SF CLASS A INDUSTRIAL ASSET • STABLE IN-PLACE CASH FLOW • 100% LEASED • 2.6 YR WALT

CUSHMAN & WAKEFIELD

Executive Summary

Cushman & Wakefield's National Industrial Advisory Group, as exclusive advisor, is pleased to offer the outstanding opportunity to acquire **42500 Winchester Road** (the "Project"), a 100% leased industrial building totaling 612,500 square feet situated on 30.95 AC. Built in 2009 and renovated in 2017, the Project boasts functional industrial building features including, 31'-36' clear height, 84 dock high and 6 grade level loading doors, and a 145-foot truck court. Strategically located in Temecula, CA, with proximity to I-15 and SR-79, the Project provides convenient distribution access to San Diego, the Inland Empire, and Greater Los Angeles, making it an attractive location for tenants seeking efficient access to multiple major distribution corridors.

42500 Winchester is 100% leased to two (2) tenants with a weighted average lease term (WALT) of 2.6 years, providing stable cash flow and a mark-to-market opportunity upon lease rollover. The Project's Class A profile, combined with Temecula's geographical advantages for industrial tenants, presents a rare investment opportunity in a highly desirable Southern California submarket. **The Project is held by entities taxable as REITs. Offers to purchase should consider a transaction form involving ownership of the REIT shares.**

Property Snapshot

Square Feet: ±612,500 SF	**Site Area:** ±30.95 AC (±1,348,182 SF)
Clear Height: 31'-36'	**Year Built/Renovated:** 2009/2017
Loading: 84 - Dock-High 6 - Grade Level	**Zoning:** Light Industrial (LI)
APN: 909370045	**Parking:** 407 Stalls

Investment Highlights

Strong Market Fundamentals

- Located within the 5 million square foot (“msf”) Temecula industrial submarket
- Vacancy of just 4.1% in the Inland Empire South driven by limited available supply and consistent tenant demand
- Leasing activity and tenant demand in the Inland Empire South market has remained stable

High Barriers to Entry

- The Project provides a rare opportunity to acquire an asset of scale within a prime industrial location which has experienced limited new development, preserving favorable supply-demand dynamics and enhancing long-term rent growth potential
- Due to constrained supply and high demand from local businesses and last-mile logistics users, industrial vacancies in the submarket remain low
- The scarcity of developable land and a limited development pipeline supports the strong long-term value appreciation potential for existing assets

Stable In-Place Cash Flow/NOI Enhancement Opportunity

- With an in-place WALT of 2.6 years and 100% occupancy between two (2) tenants, the Project provides stable cash flow
- Current in-place rates are approximately 25% below current industrial market rates
- Income stability is balanced with the opportunity to enhance value via lease renewal in a market with resilient leasing fundamentals

Prime Industrial Location

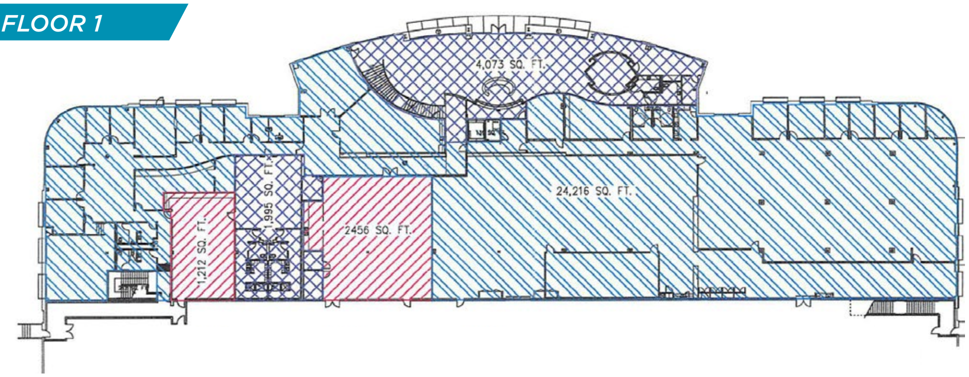
- Temecula’s strategic location between San Diego, Orange County, and the Inland Empire makes it an attractive option for tenants seeking access to multiple major distribution corridors
- Surrounding topographic characteristics and restrictive zoning practices significantly limit new industrial development, insulating the submarket from the supply-side “overbuilding” risk and reinforcing its long-term market stability

Property Overview

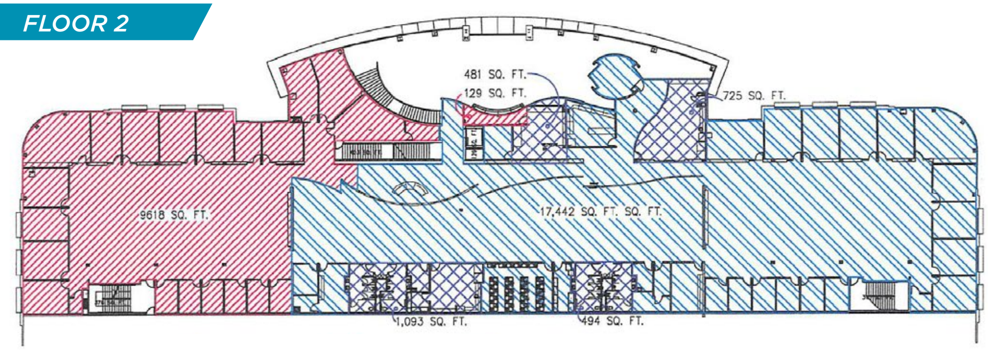
Address:	42500 Winchester Rd | Temecula, CA
Square Feet:	±612,500
Acres:	±30.95 (±1,348,182 SF)
# of Bldgs:	One (1)
Year Built/ Renovated:	2009/2017
WALT:	2.6 Years
Clear Height:	31'-36'
Roof:	**Warehouse Portion:** 2009 **Office Portion:** 2025 (20 Year Warranty)
Loading Docks:	84 - Dock-High 6 - Grade Level
Occupancy:	100%
# of Tenants:	Two (2)
Office %	14%
Parking:	407 Stalls
Zoning:	Light Industrial (LI)
APN	909370045

OFFICE LAYOUT

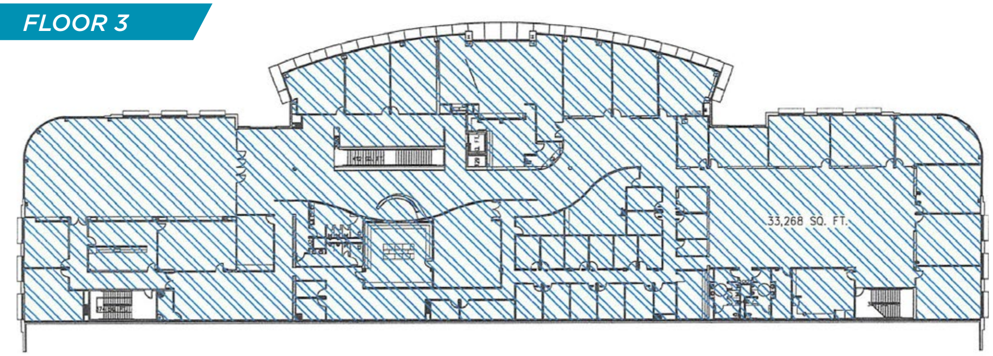
FLOOR 1



FLOOR 2



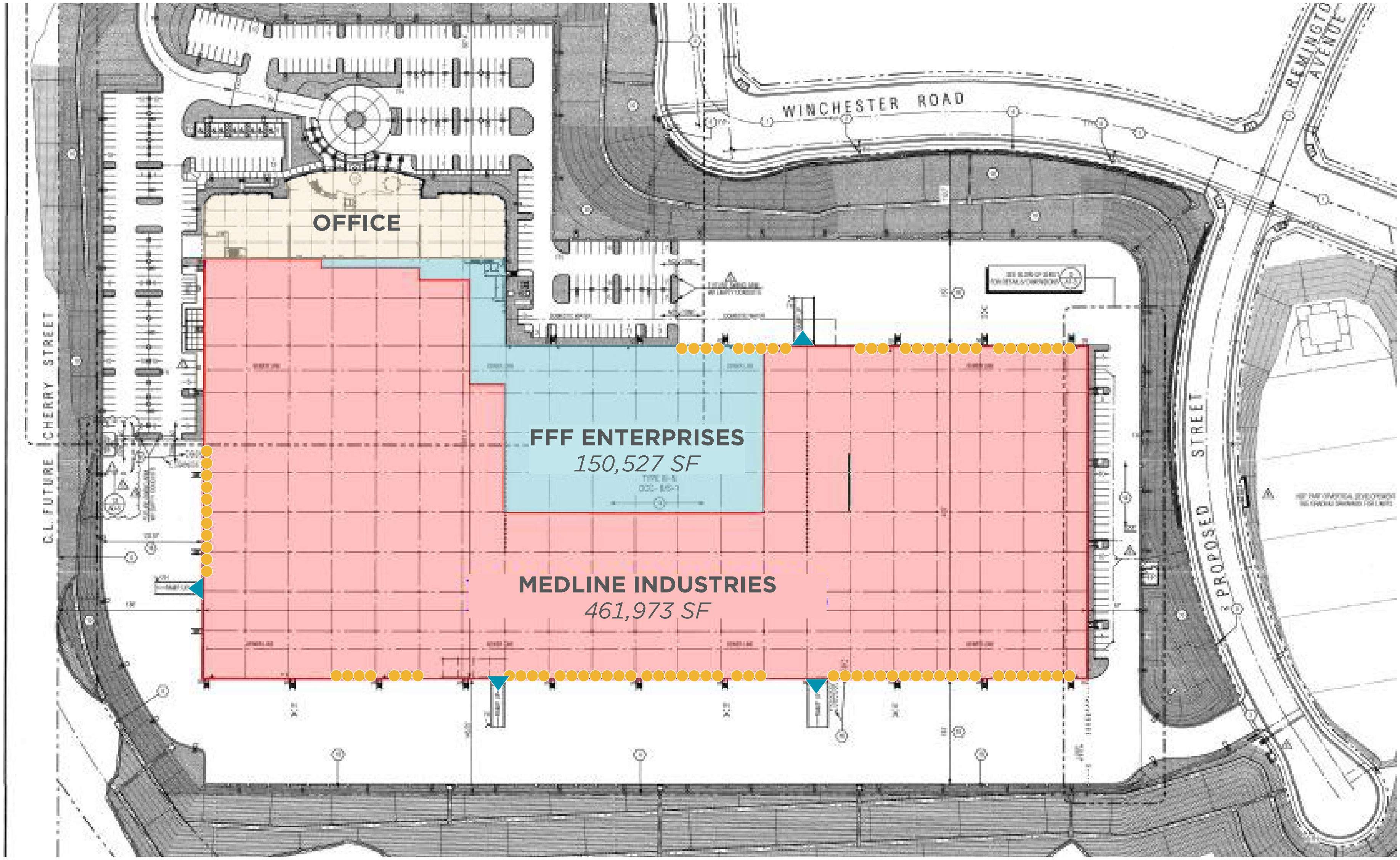
FLOOR 3



= Common = FFF = Medline

Site Plan

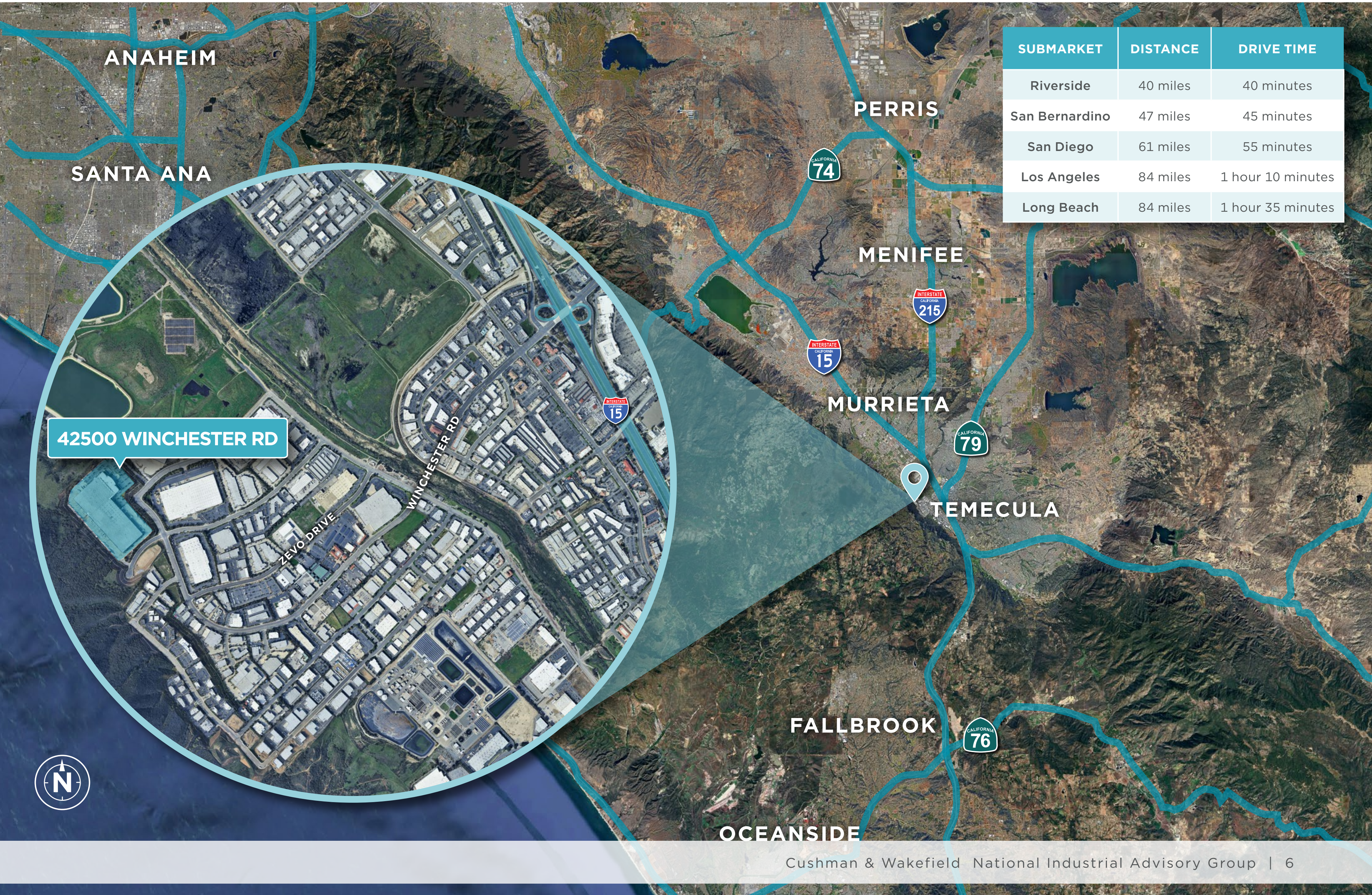
WAREHOUSE LAYOUT



▲ = Grade Level Door
● = Dock-High Door

Location Overview

Regional Connectivity at a Glance



SUBMARKET	DISTANCE	DRIVE TIME
Riverside	40 miles	40 minutes
San Bernardino	47 miles	45 minutes
San Diego	61 miles	55 minutes
Los Angeles	84 miles	1 hour 10 minutes
Long Beach	84 miles	1 hour 35 minutes

Corporate Neighbors

A Premier Business Environment


EMPLOYEE ENTRANCE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