

\$5.5M | \$84/SF | SINGLE TENANT OR DEMISE | ±65,256 SF INDUSTRIAL VALUE-ADD

600A POWER | RAIL-ADJACENT | SOUTH BEND, IN | 301 E. SAMPLE ST

\$7M+ PROFORMA FUTURE VALUE (5-7 YR MARKET CYCLE) | UNDER REPLACEMENT COST | NOTRE DAME & RAIL-ADJACENT

FOR SALE OR LEASE

**FIRST AVAILABILITY
IN OVER 20 YEARS!**

**DWG CAPITAL
GROUP**

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.



**±65,256 SF
BUILDING**



**±4.37 AC
LAND AREA**



**1930
YEAR BUILT**

- **\$407,850**
STABILIZED YR-1 NOI
- **\$490K - \$530K**
FUTURE NOI YR 5-7
- **\$7M+ (\$107+/SF)**
5-7 YR PROFORMA

**301 E. SAMPLE ST,
SOUTH BEND, IN**

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DWG Capital Group, as the exclusive advisor, is pleased to present 301 E Sample St, South Bend, Indiana, a ±65,256 SF freestanding industrial facility on ±4.37 acres in the core of downtown South Bend's industrial submarket. The asset is being brought to market for the first time in over 20 years.

The property delivers vacant and offers a rare, multi-path repositioning opportunity in a 3.1% vacancy submarket with zero new supply under construction. Asking \$5,500,000 (~\$84 PSF) for sale or \$6.25 PSF NNN for lease (3.0% annual escalations), the asset prices materially below replacement cost and supports a credible 5 to 7 year proforma future value of \$7M+ at a ~7.00% exit cap.

A sophisticated investor or owner-user can capture value through stabilized single-tenant lease-up, partial demise across the building's three functional zones, sale to a credit user, or direct owner-occupancy, supported by 24' clear heights, 600A heavy power, dual street frontage, rail adjacency, and a ±1.93 AC adjacent excess development parcel.

THE LOCATION

South Bend, IN sits at the crossroads of major Midwest freight corridors, including Interstate 80/90, Interstate 94, and US Highway 31, providing strategic access to Chicago (97 mi), Toledo (150 mi), Fort Wayne (88 mi), Detroit, and the broader Great Lakes logistics network. The asset is 2.5 miles from the University of Notre Dame and benefits from rail adjacency, dual street frontage, and an active downtown industrial submarket.

THE MARKET

South Bend's industrial market is reporting 3.1% vacancy with 745K+ SF of recent net absorption. Limited functional infill inventory, diversified tenant demand from logistics, manufacturing, and supply chain users, and continued Midwest reshoring tailwinds support stability and long-term income growth potential.

ASSET OVERVIEW

ADDRESS	301 E Sample St
CITY + STATE	South Bend, IN 46601
YEAR BUILT	1930
PROPERTY TYPE	Industrial / Warehouse / Mfg
BUILDING SIZE	±65,256 SF
LOT AREA	±4.37 AC
CLEAR HEIGHT	24'
DRIVE-IN DOORS	1
DOCKS	2 Exterior

KEY FEATURES



PRIME URBAN INFILL LOCATION

Downtown South Bend industrial submarket, 2.5 miles from the University of Notre Dame, with rail adjacency and dual street frontage on Sample St and Tutt St.



HEAVY INDUSTRIAL INFRASTRUCTURE

600A heavy power, 24' clear height, 2 exterior docks, 1 drive-in door, substantial in-place office and specialty buildout, and ±1.93 AC excess development land.



VALUE CREATION OPPORTUNITY

Delivered vacant. Multi-path execution via single-tenant lease-up, partial demise, sale, or owner-user occupancy at a basis materially below replacement cost.

SALE / LEASE OPTION

±65,256 SF TOTAL | IN-PLACE OFFICE
 \$5,500,000 SALE | \$6.25 PSF NNN LEASE

POWER, PARKING & FULL-BUILDING FUNCTIONALITY

- Full-building single-tenant occupancy or partial demise across 3 functional zones
- 600A heavy power | 120/208V & 120/240V 3-Phase | 4W | 65K AIC
- In-place office, conference, training, quality control, and sample room buildout
- Centralized loading dock with 2 exterior dock-high doors plus 1 drive-in door
- Specialty buildout including ink-mixing clean room and food-grade storage precedent
- Dual street frontage on Sample St (south) and Tutt St (north)
- Rail-adjacent to the NY Central corridor (north boundary)
- ±1.93 AC adjacent excess development land for IOS, trailer parking, or build-to-suit
- Suitable for printing, packaging, light manufacturing, food-adjacent, distribution, contractor, or owner-user occupancy
- Multiple paths to value: stabilized lease-up, single-tenant sale, partial demise, or owner-user reuse

WAREHOUSE CONFIGURATION

- 24' clear height throughout
- Open-span warehouse with prior industrial racking
- Centralized loading dock zone
- In-place ink-mixing clean room
- Food-grade storage room precedent



BUILDING HIGHLIGHTS	
Heavy Power: 500A / 120/208V & 120/208V & 120/208V 3-Phase 4W / 65K AC	On-Site Parking and Truck Court
2 Exterior Dock-High Loading Doors	Centralized Loading Dock Zone
1 Drive-In / Grade-Level Door	Dual Frontage on Sample St and Tutt St
Substantial In-Place Office, Conference & Sample Room Buildout	±1.93 AC Excess Land for IOS / Trailer / Expansion
±1.93 AC Excess Development Land Adjacent (NY Central Corridor)	Rail-Adjacent (NY Central Corridor)
Dual Street Frontage (Sample St + Tutt St)	Ideal for printing, packaging, manufacturing, distribution, service, or owner-user use



STRUCTURE

±65,256 SF freestanding industrial building on a ±4.37-acre lot with 24' clear height throughout. Includes ±1.93 AC of adjacent excess development land north of Tutt Street with rail-corridor adjacency. Renovated multiple times and in strong operational condition.



LOADING

2 exterior dock-high loading doors plus 1 drive-in / grade-level door supporting a centralized loading dock zone. Dual street frontage on Sample St (south) and Tutt St (north) enables flexible ingress and egress for trucks, trailers, and operational flow.



POWER

600A heavy power infrastructure: 120/208V & 120/240V, 3-Phase, 4-Wire, 65K AIC. Historically supported prior multi-color industrial operations (8-color, 12-color, Gallus, Nilpeter, and flexographic web presses) with integrated bindery, prepress, and ink-mixing clean room. Supports manufacturing, printing, packaging, food-adjacent, light tech, distribution, or owner-user reuse.



VERSATILE INDUSTRIAL SPACE

±65,256 SF facility suitable for manufacturing, printing, distribution, and owner-user operations.



IN-PLACE SPECIALTY BUILDOUT

Substantial in-place office, conference, ink-mixing clean room, and food-grade storage buildout.



EFFICIENT LOADING & DUAL FRONTAGE

2 exterior docks plus 1 drive-in door, centralized dock zone, dual frontage on Sample St and Tutt St.



PRIME URBAN INFILL

±4.37 acres in downtown South Bend with rail adjacency, multi-corridor freight access, and Notre Dame proximity.

RARE URBAN INFILL

A freestanding industrial facility totaling $\pm 65,256$ SF, with rail-corridor adjacency, dual street frontage, and ± 1.93 AC of excess development land.

LOADING + DUAL FRONTAGE

2 exterior docks plus 1 drive-in / grade-level door supporting a centralized dock zone. Dual street frontage on Sample St and Tutt St enables flexible truck access.

HEAVY POWER INFRASTRUCTURE

600A heavy power | 120/208V & 120/240V 3-Phase | 4W | 65K AIC. Historically supported multi-press operations; supports manufacturing, tech, and food-adjacent reuse.

CONSISTENT 24' CLEAR HEIGHT

Uniform 24' clear height throughout the warehouse and production zones, supporting modern racking, manufacturing line layout, and operational flexibility.

The property's combination of urban infill location, dual frontage, rail adjacency, in-place specialty buildout, heavy power, and excess development land makes it highly adaptable for industrial reuse from printing and manufacturing to logistics, food-adjacent, light tech, or owner-user occupancy.



The facility is powered by a robust 600-amp service supporting heavy industrial use:

600A | 120/208V & 120/240V 3-Phase | 4-Wire | 65K AIC

Heavy-power infrastructure historically supported multi-press industrial operations including 8-color, 12-color, Gallus, Nilpeter, and flexographic web presses with integrated bindery, prepress, and ink-mixing operations.

Power capacity supports manufacturing, printing, packaging, food-adjacent, light tech, distribution, and owner-user reuse.

Substantial in-place industrial buildout includes:

- Open-span pressroom and production zones
- Multi-bay bindery infrastructure
- Ink-mixing clean room (controlled environment)
- Food-grade storage room precedent
- Racked warehouse with central loading dock
- Substantial office, conference, training, and quality-control space



POWER / EXPANSION OPTIONALITY

±1.93-ACRE ADJACENT DEVELOPMENT PARCEL

Positioned between Tutt Street and the New York Central rail corridor, immediately north of the building.



Build-to-suit expansion or new improvements



Industrial Outdoor Storage (IOS), trailer storage, or contractor yard



Rail-spur potential with direct rail-corridor adjacency



Independent disposition or hold for future redevelopment



Dual street frontage on Sample Street (south) & Tutt Street (north)
→ flexible logistics access & demising



NV5 ALTA/NSPS Land Title Survey on file (July 2023)

±1.93 AC EXCESS LAND

MANUFACTURING
MULTI-PRESS
BUILDOUT
PRECEDENT AND
600A HEAVY POWER.

DISTRIBUTION / 3PL
RAIL-ADJACENT
WITH MIDWEST
FREIGHT CORRIDOR
ACCESS.

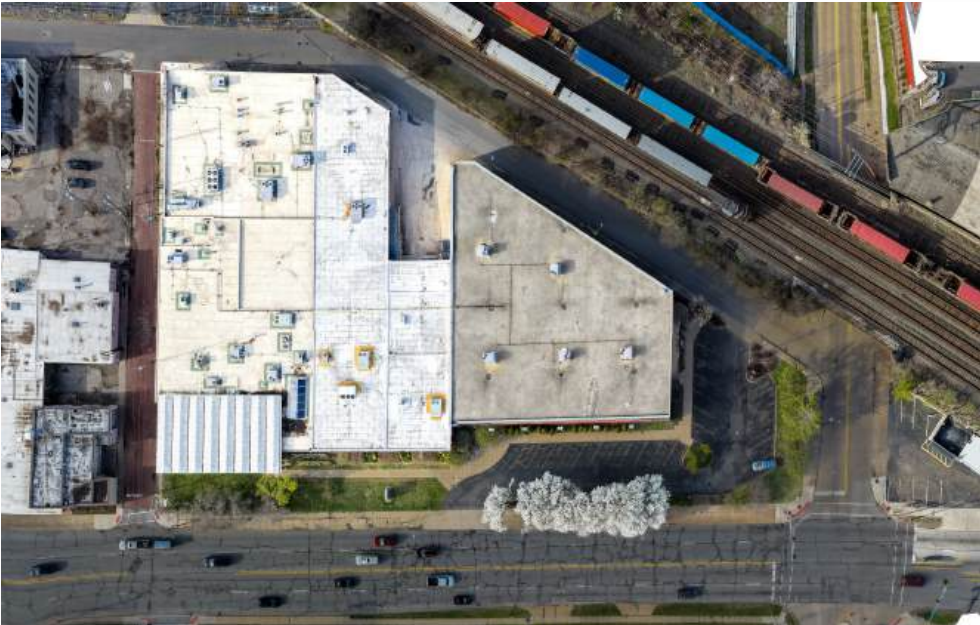


FOOD-GRADE
STORAGE
AND INK-MIXING
CLEAN ROOM
BUILDOUT IN
PLACE.

LIGHT TECH / AI
URBAN INFILL,
600A POWER,
SUPPORTS
SPECIALTY
CONVERSION.

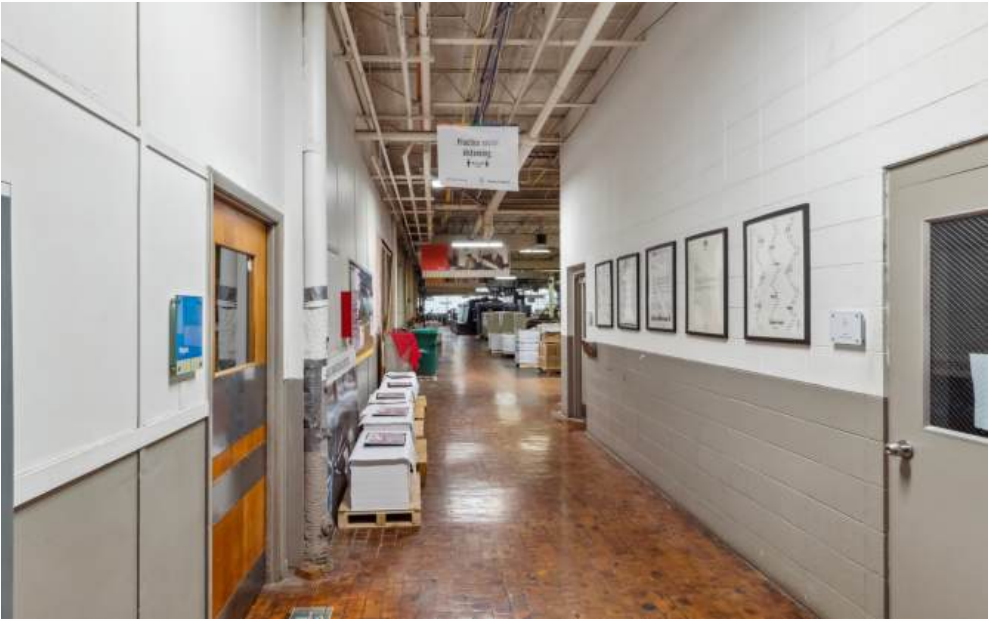
This facility is ideally suited for mid-sized operations seeking **50,000 to 100,000 SF** of functional industrial space in a market where such options are increasingly scarce. The property accommodates a wide range of uses, from **traditional manufacturing, printing, packaging, and distribution to emerging technology, food-adjacent, and specialty applications.**

The combination of **dual street frontage, rail adjacency, 600A heavy power, and substantial in-place industrial buildout** creates a flexible platform that adapts to evolving operational requirements while anchoring tenants in **downtown South Bend's stable industrial submarket.**









This ±4.37-acre property combines rail adjacency, multi-corridor freight access, Notre Dame proximity, and dual frontage on Sample St and Tutt St within an active, low-vacancy downtown South Bend industrial submarket.



STABLE MIDWEST INDUSTRIAL MARKET

South Bend submarket: 3.1% vacancy, zero new supply, diversified industrial tenant demand.



PRIME INFILL LOCATION

Downtown South Bend infill submarket. Rail-adjacent, dual frontage on Sample St and Tutt St, 2.5 miles to Notre Dame.



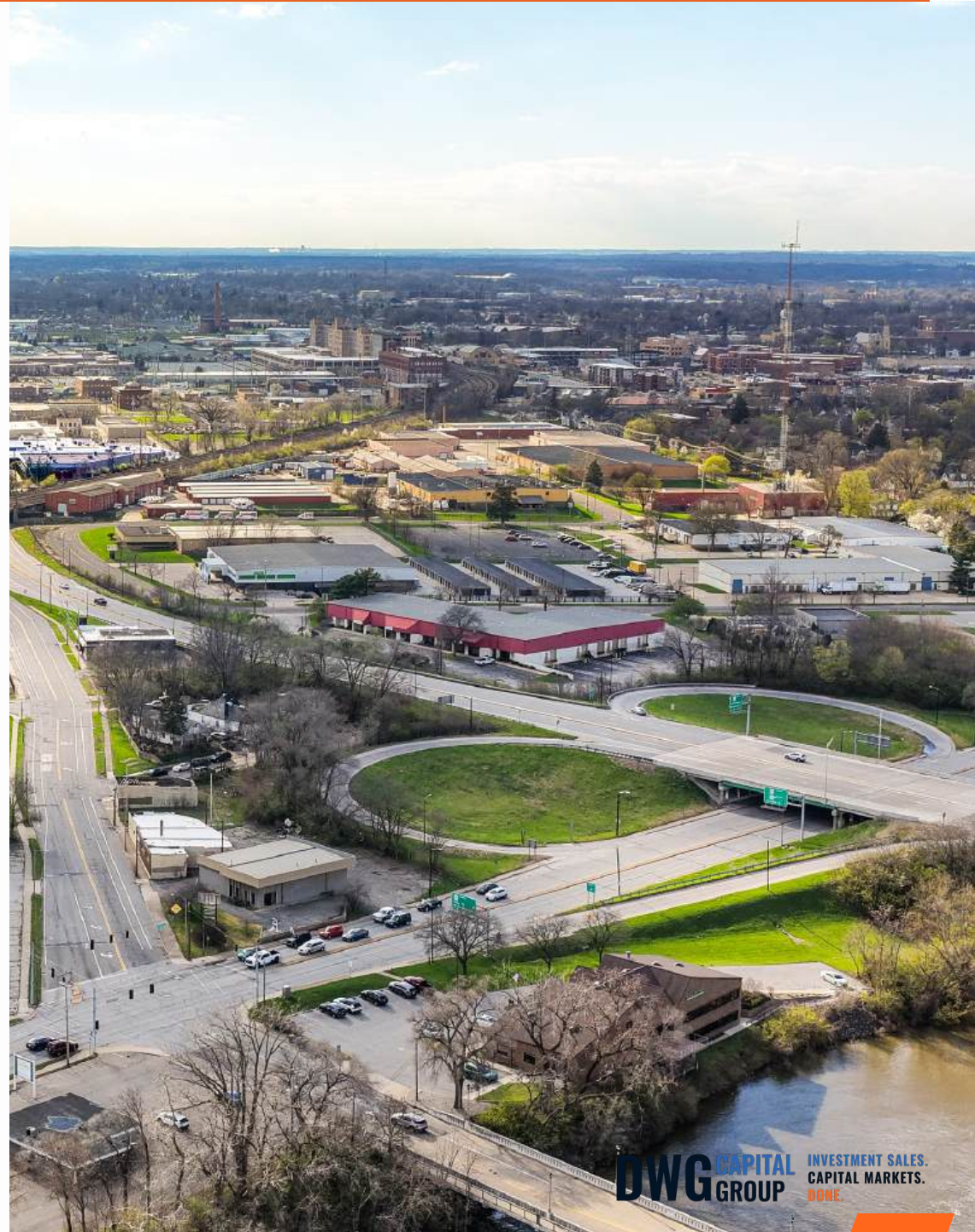
MIDWEST FREIGHT CORRIDORS

Direct access to I-80/90, I-94, and US-31. Chicago 97 mi, Toledo 150 mi, Fort Wayne 88 mi, Detroit and Great Lakes 223 mi.



ESTABLISHED INDUSTRIAL CONTEXT

Long-tenured Indiana lumber, manufacturing, and industrial operators surround the asset in a stable industrial district.



PROXIMITY TO SURROUNDING CITIES



STRATEGIC LOCATION

Centrally positioned in Northern Indiana



EXCELLENT CONNECTIVITY

Easy access to I-90, I-69, and I-469



REGIONAL ADVANTAGE

Efficient distribution to major Midwest markets



BUSINESS OPPORTUNITY

Ideal location for growth and operations



DOWNTOWN SOUTH BEND + NOTRE DAME

2.5 miles to the University of Notre Dame with full downtown amenity access.



DIRECT HIGHWAY ACCESS

Immediate connections to Interstate 80/90, Interstate 94, and US Highway 31.



REGIONAL CONNECTIVITY

Chicago 97 mi, Toledo 150 mi, Fort Wayne 88 mi, Detroit and the Great Lakes.



ESTABLISHED INDUSTRIAL CONTEXT

Long-tenured Indiana lumber and manufacturing operators surround the asset.

The property's downtown South Bend location provides **strategic advantages for industrial users serving the broader Midwest**. Direct access to Interstate 80/90, Interstate 94, and US Highway 31 positions tenants within efficient routing distance to Chicago, Detroit, Toledo, Fort Wayne, and the Great Lakes logistics network.

The surrounding **St. Joseph County industrial corridor** combines established industrial neighbors, rail adjacency, dual street frontage, and proximity to the University of Notre Dame, creating a stable operating environment for industrial reuse.





ACTIVE SOUTH BEND SUBMARKET

Downtown South Bend industrial submarket with consistent tenant demand and limited functional infill supply.



LOW VACANCY / NO NEW SUPPLY

3.1% submarket vacancy with zero new industrial supply under construction supports long-term pricing power.



POSITIVE ABSORPTION TRAJECTORY

745K+ SF of recent net absorption reflects sustained functional industrial demand.



RARE AVAILABILITY

First time available in over 20 years. Suited for printing, packaging, manufacturing, distribution, contractor, owner-user, or light tech.

The full ±65,256 SF building is available for sale at \$5,500,000 (~\$84 PSF) or for lease at \$6.25 PSF NNN, single-tenant or partial demise across three zones.



DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

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 combine 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



\$1B 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.



TRANSACTION EXECUTION

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



STRATEGY DEVELOPMENT

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



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.

MAX OZKURAL HEAD OF CAPITAL MARKETS



Max Ozkural brings over a decade of institutional capital markets and real estate experience, with a track record of \$10B+ in transactions and \$350M+ raised. He most recently served as CIO of SM Capital, leading debt and equity origination across \$3B+ in transactions while helping capitalize a real estate private equity fund. Prior to that, at Oppenheimer, he contributed to \$1.5B in AUM growth through alternative investment portfolio construction, and earlier at Alliance Bernstein, he focused on credit underwriting and investment committee diligence across commercial real estate assets—developing the structuring expertise and execution discipline that define his capital formation work today.

HUGH GEHRKE VP INVESTMENT SALES



Hugh Gehrke is a trusted real estate professional known for delivering personalized service and cultivating long-term client relationships. Specializing in luxury residential and multifamily investment properties across Los Angeles County, he and his team have executed transactions across multiple asset classes. With a background as a mortgage broker at Platinum Capital and a degree in economics from the University of Illinois, Hugh brings strong financial insight and ongoing industry education to every engagement.

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.

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.



CALL
877 DEAL DWG
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or contact any of our team members.

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