

7121 SHELBY AVENUE, GREENVILLE, TX 75402



1,031,746 SF INDUSTRIAL PROPERTY

PROPERTY OVERVIEW

7121 SHELBY AVENUE, GREENVILLE, TX 75402

Total SF	1,031,746 SF
Office SF	30,105 SF
Northern Portion SF	418,482 SF
Southern Portion SF	613,264 SF
Clear Height	32' – 36'
Car Parking	594
Trailer Parks	500
Dock High Doors	85 (w/ levelers)
Drive-in Doors	5 (oversized)
Rail Service	2 parallel, 1000' spurs
Rail Provider	DGNO
Cranes	8 internal cranes, 10-20 tons each
Compressed Air	4 compressors
Chiller System	8 chillers (1 not installed)
Conveyor System	Pneumatic
Power	25,000 - 30,000 KVA @ 277/480 volts
Lighting	T8 Fixtures throughout
Sprinkler	100% wet (193,760 SF ESFR)



BUILDING HIGHLIGHTS

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Layout

- Open layout provides many future tenancy options

Rail

- DGNORail spur comes off the Union Pacific line
- 41.9 miles from the Mesquite UP Intermodal facility
- 59 miles from the Dallas UP Intermodal facility

Access

- Two access points
- Gates with employee card access
- Security booth at main entry point

Land

- +/- 100 acres
- Abundant land for extra parking, trailer parks, and building expansion
- Fencing for additional security

Clear Height

- Minimal clear of 32' is above many new construction standards

Power

- Extremely heavy power to accommodate most manufacturing uses and production
- 2x 60 KVA generators that power lights, IT closet, and lift stations in the event of a power outage

Truck Court

- 140' to 195' truck courts provide abundant room for maneuverability and extra parking

Cross Dock

- Facility is cross docked with dock high access on three sides and rail access on the fourth

Pneumatic System

- Provides ability to take material from rail spur all the way to the Northern Portion of building

Sprinkler System

- 100% of the Facility is equipped with a wet sprinkler system and a large portion with ESFR

Lighting

- Lighting has been updated throughout the facility to T8 fluorescents

Cranes

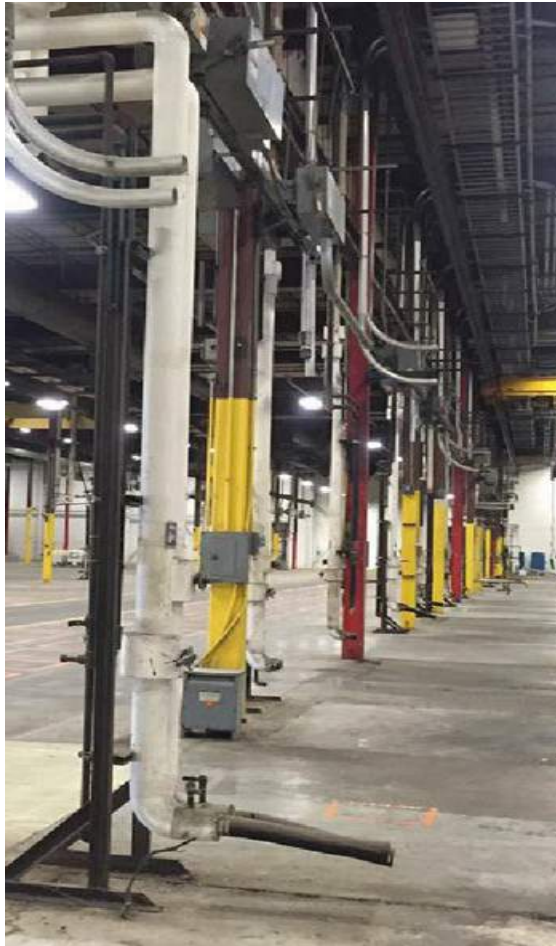
- The facility has multiple cranes providing increased efficiencies for internal equipment and material movement

Roof

- Approximately 200,000 SF of roof (including decking) was replaced in 2014

BUILDING SPECS

7121 SHELBY AVENUE, GREENVILLE, TX 75402



SQUARE FOOTAGE: ±1,031,746 SF

Warehouse:

- Northern Portion: ±418,482 SF (1040.3' x402.25')
- Southern Portion: ±613,264 SF (1033.6' x602.25')

Office:

- 1st floor: ±18,120 SF
- 2nd floor:* ±11,985 SF
- Total: ±30,105 SF

* Not included in overall SF

Note: Six office locations throughout the facility comprise the totals above:

- Five (5) break areas (1 converted to lab)
- Thirty-plus (30+) private offices
- Multiple restroom locations

Non-office mezzanine: ±10,185 SF

- Outbuildings (not included in overall SF):
- Equipment storage bldg: ±480 SF (20' x 24')
- Equipment storage bldg: ±600 SF (20' x 30')
- Residential dwelling: ±2,400 SF (40' x 60')

CLEAR HEIGHT:

- 32' - 36' throughout
- 45' - 7,500 SF high bay area (Silo Area)

TOTAL ACREAGE:

- ±100.02 Acres
- Fencing for additional security
- Secured and gated ingress/egress

PAVED PARKING AREA:

Car parking:

- Concrete & Asphalt: 594 spaces

Trailer storage parking spots (gravel & lighted):

- East Side: 300 Spaces
- West Side: 200 Spaces
- Total: 500 Spaces

CONSTRUCTION:

Floors:

- 6" c/c reinforced (throughout)
- 10" c/c reinforced (undersilos)
- 12" -36" c/c reinforced (equipment pads)

Walls:

- Concrete Double-tee Precast Panels

Columns:

- 10" I-beams & tube steel

Roof:

- Single Ply FiberTite membrane system

COLUMN SPACING:

Northern Portion

- 25' x 50' 25' x 54' 25' x 60'

Southern Portion

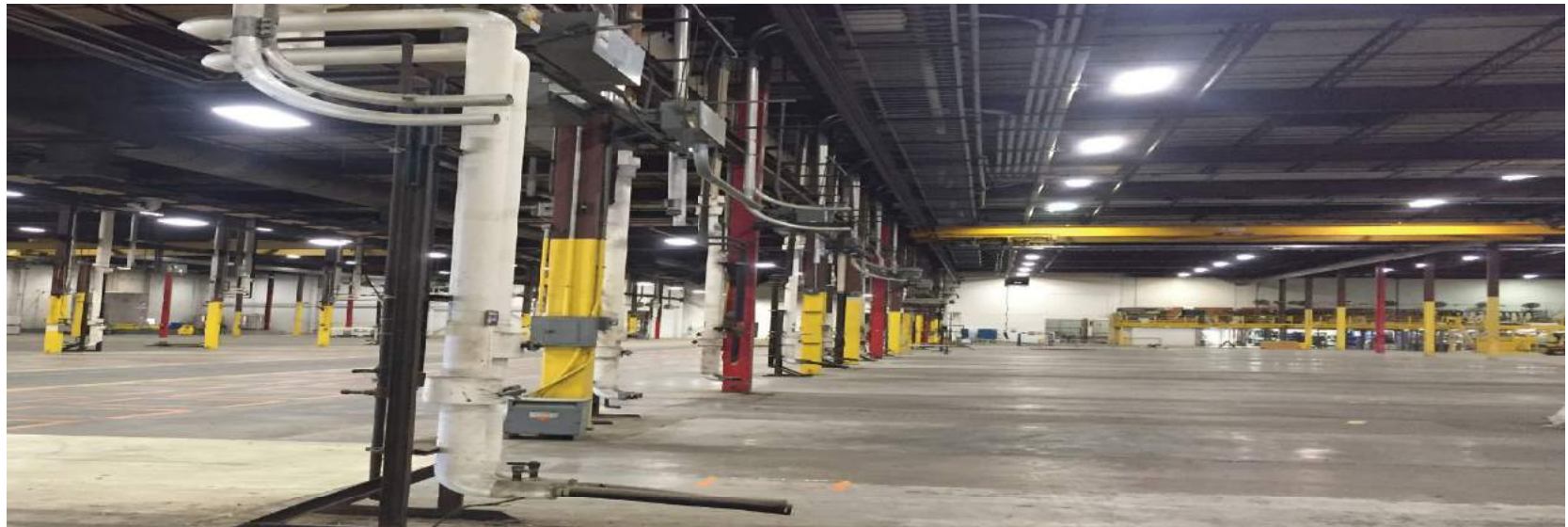
- 30' x 50' 30' x 54' 24' x 50' 36' x 50'

PROPERTY OVERVIEW

CRANE SPECS

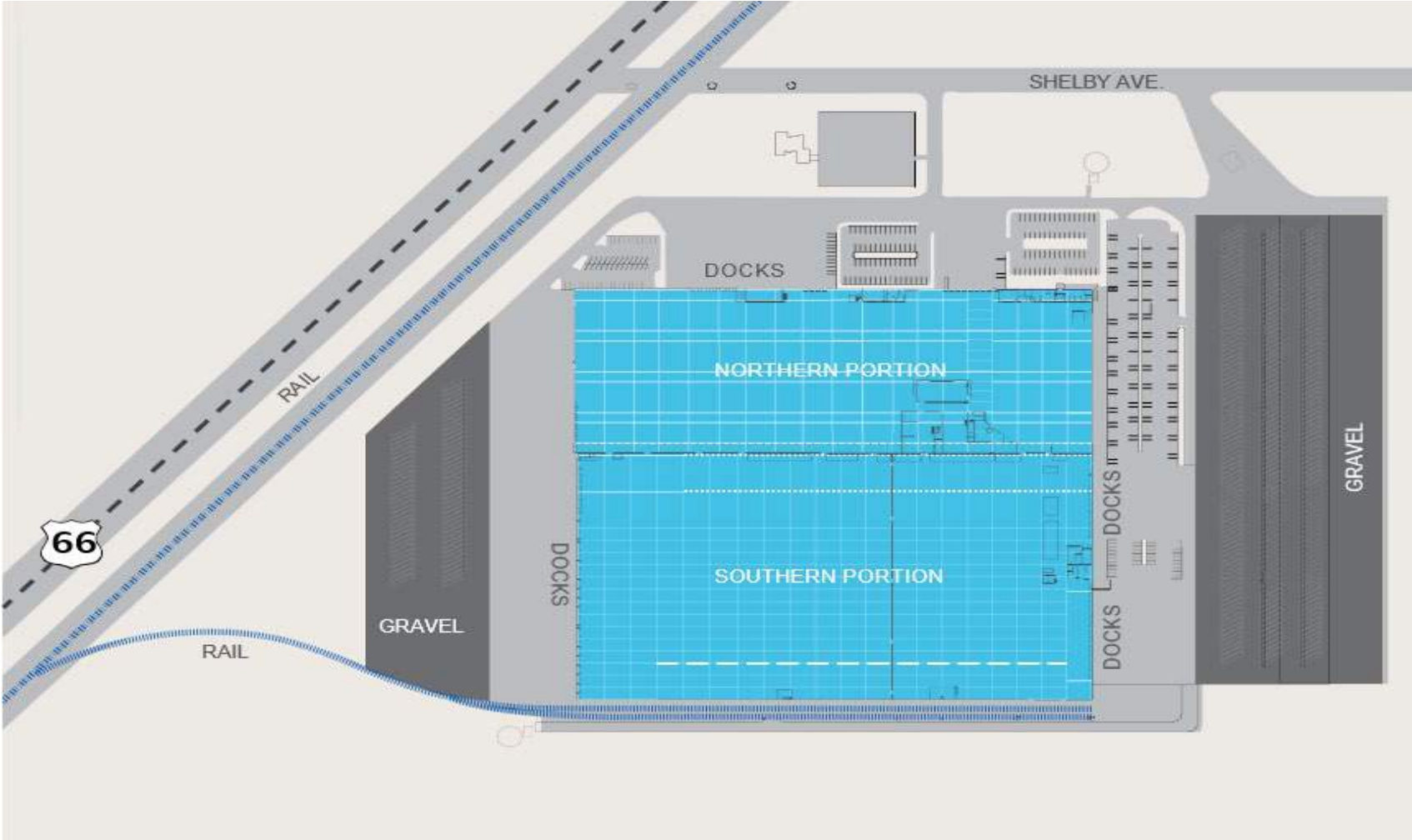
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LOCATION	DEPARTMENT	MANUFACTURER	TYPE	MODEL	SERIAL #	CAPACITY	COMMENTS
A-Line	Production	OMI	Under Hung Double Girder		13114	20 ton	
B-Line	Production	Acco Louden	Under Hung Double Girder		D2073T	15 ton	
C-Line	Production	Stewart Wattlely	Top Hung Double Girder		C002140	15 ton	
D-Line	Production	Stewart Wattlely	Top Hung Double Girder		900157	15 ton	
E-Line	Production	Stewart Wattlely	Top Hung Double Girder		91-0791	15 ton	
F-Line	Production	SPH	Top Hung Double Girder		E2920010	15 ton	
Mold Shop	Maintenance	P&H	Under Hung Double Girder		25873	20 ton	
Mold Shop	Maintenance	Acco Louden	Semi-Gantry		D21007T	10 ton	
E-F Pump Room	Facilities	P&H	Manual Chain Hoist	HC-100142	7496	1/2 ton	Over Pumps
E-F Pump Room	Facilities	P&H	Manual Chain Hoist	HC-100142	7480	1/2 ton	Over Pumps
E-F Pump Room	Facilities	Dayton	Electric Chain Hoist	9K60ID	J726	1/2 ton	Over Pumps



BUILDING SITE PLAN

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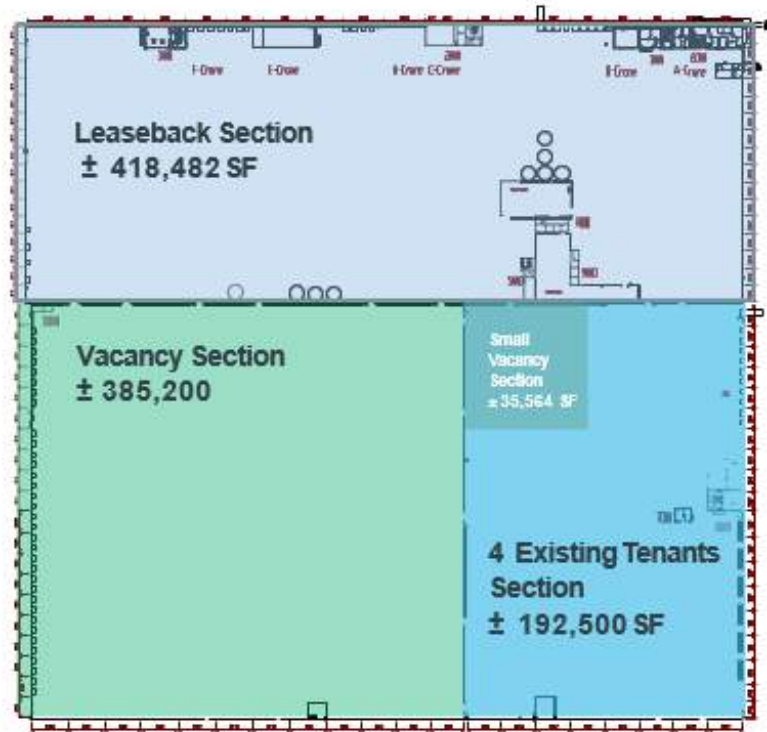


AERIAL VIEW

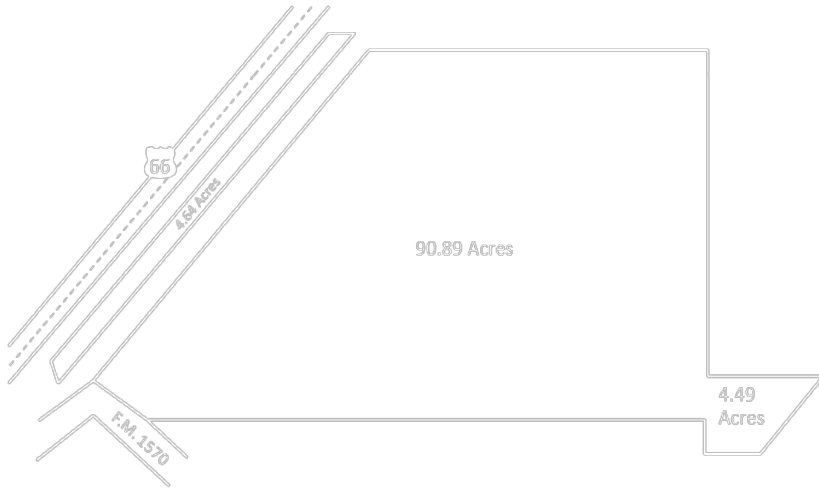
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FLOOR PLANS



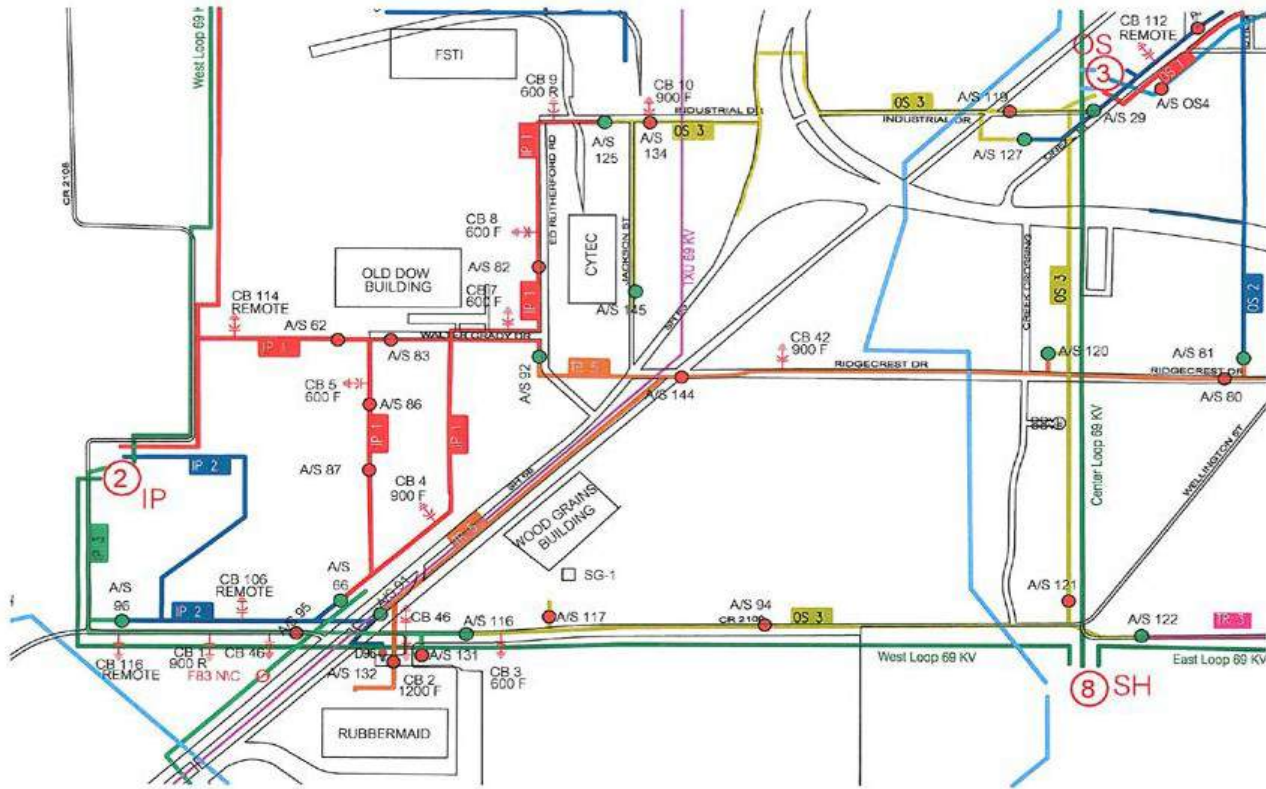
ACREAGE + WATER MAP



PROPERTY OVERVIEW

UTILITY SERVICE

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EXTERIOR PHOTOS

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northeast viewpoint



west truck court



south wall - rail spur



rail - pneumatic system



east truck court



west wall ramp

PROPERTY PHOTOS

INTERIOR PHOTOS

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Greenville, Texas

Greenville has seen positive economic growth over the past several years and no sign of slowing down for the foreseeable future. Considered the Northeast Texas logistics hub, Greenville has become a thriving place for people to live, work and play offering many amenities for the growing population.

Greenville illustrates its business-friendly culture by offering competitive incentives to companies looking to move to the North Texas area including Texas Enterprise Fund (TEF) which creates new jobs in Texas through grants, Texas Capital Fund (TCF) which helps promote rural business development and public infrastructure, and Skills Development Fund (SDF) which helps Texas businesses increase their employee's skill level through a premier job-training program. Greenville recently added Foreign Trade Zone #39 through DFW International Airport, a new market tax credit through federal benefits which now allows Greenville businesses more opportunity to import inventory more efficiently through DFW.

Dallas/Fort Worth, Texas

The Dallas/Fort Worth market continues to remain robust thru the first half of 2020. Development and tenant growth have become staples in DFW for the last several years. Rent growth continues across the board in the industrial warehousing, production, and manufacturing segments of commercial real estate. Overall combined vacancy hovers in historically low single digit numbers even as millions of square feet of new buildings continues to be delivered, a solid trend over the last several years.

Dallas remains an attractive environment for users and investors alike, considering many factors such as hub-and-spoke potential for companies needing to disburse goods throughout the US in a timely manner, healthy labor pools, and a generally friendly state stance for attracting new business, among many other factors. Texas' business climate, combined with the attributes and functionality that DFW currently holds as a major business and corporate headquarters destination, sends a simple and compelling message that DFW is a strong choice for which to operate a business today and well into the future.

FAST FACTS

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DFW Market

- DFW International Airport is the nation's 4th busiest airport
- Dallas holds over 30% of the statewide manufacturing employment
- Ranks 1st in the U.S. for total job growth at 127,600 jobs (Dec '18 to Dec '19)
- Ranks 1st in the U.S. for percent job growth at 3.4% (Dec '18 to Dec '19)
- Is the 2nd fastest growing economy (Forbes, 2019)
- Hosts 24 Fortune 500 companies (3rd most in the nation)
- Hosts 3 Fortune 10 companies (no other U.S. metro hosts more than 1)
- Hosts 3 Global 25 companies (only Beijing has more)
- Adds 361 new residents each day (U.S. Census, 2017-2018)
- Ranks among the top three U.S. metropolitan areas for business expansions, relocations, and employment growth.
- Over 7,500,000 residents, with a 4-million-person workforce is being bolstered by an influx of young, credentialed and talented professionals, providing companies with an abundance of options in skill and trade.
- A large portion of DFW labor falls within a 15-45-minute commute to work drive time
- 21% of the population are age 20-34 years of age

DALLAS-FORT WORTH METROPLEX

2020 Q2	Total RBA	Vacancy Rate	Under Construcion	YTD Absorption
Industrial	957,129,648 SF	6.40%	36,065,381 SF	23,734,310 SF
Manufacturing	99,703,510 SF	3.00%	1,410,310 SF	175,199 SF

GREENVILLE SUBMARKET

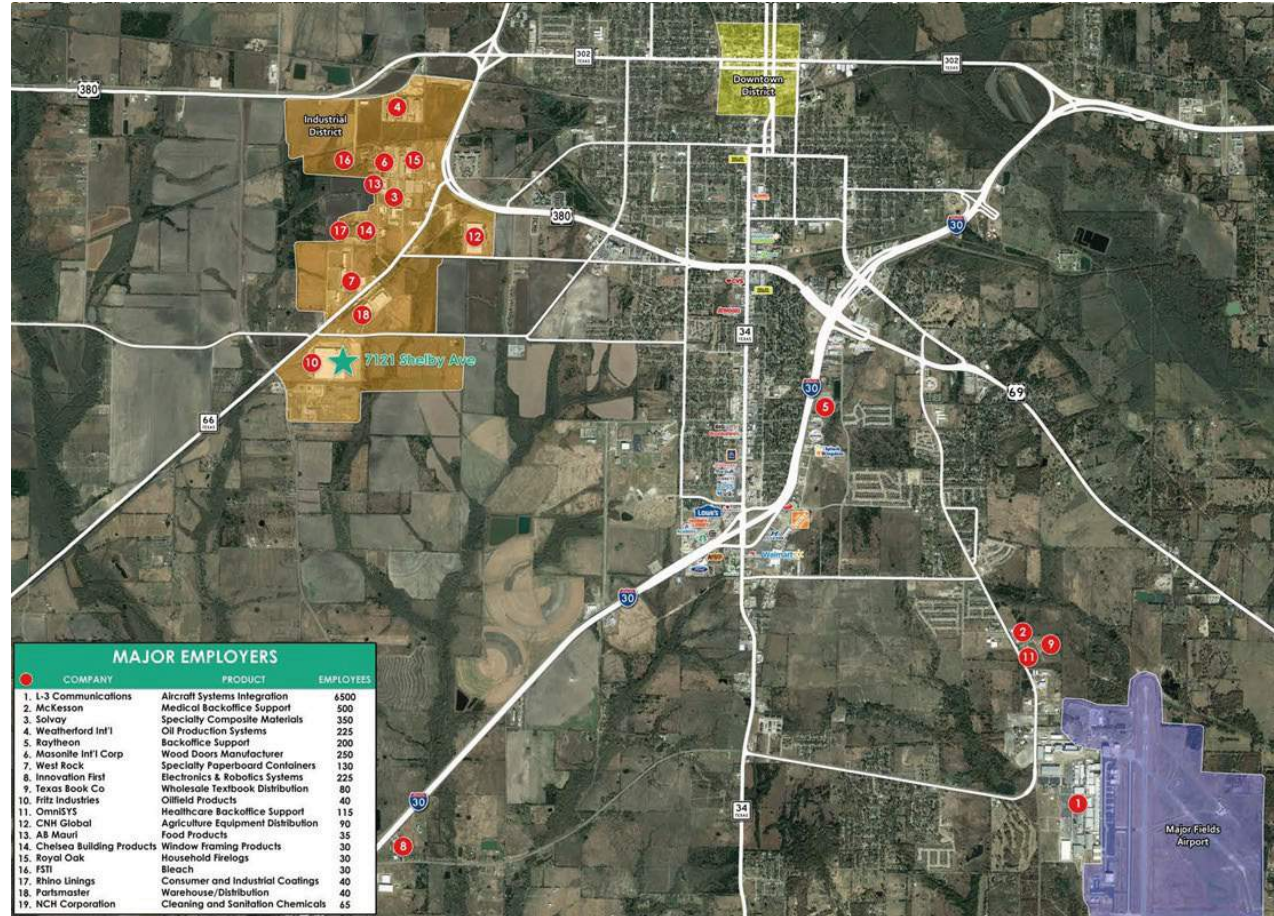
2020 Q2	Total RBA	Vacancy Rate	Under Construcion	YTD Absorption
Industrial	7,199,410	4.90%	366,542	33,974
Manufacturing	5,434,814	6.10%	346,542	0

SUBMARKET OVERVIEW

GREENVILLE AT A GLANCE

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- Population of 27,930 people and growing each year
- Average of each household is 34 years old
- Strong employers have set foothold in Greenville, including publicly traded L3
- Labor Force of 13,097 with 3.8% Unemployment Rate
- Majors Field airport is connected to the L3 campus and has hosted more than 35,640 aircraft operations
- Hunt Regional Hospital is tax funded and is centrally located in the city with easy access
- Recent retail growth has grown Greenville retail sales to \$620 Million within a 5-mile radius
- Greenville Municipal Auditorium can seat over 1500 people and hosts famous artist year round
- The manufacturing occupational sector has projected growth of 32% by 2022 within the city
- The city operates off of its own utility service, GEUS, and provides a 99.98% reliability factor



SUBMARKET OVERVIEW

WHY GREENVILLE?

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Highways

- Considered the NE Texas Logistics Hub: I-30, Hwy 380, Hwy 66, Hwy 34 and Hwy 69



Rail

- Railline connectors: DGNO and Blacklands.
- Class 1 Line: UP Intermodal – 60 miles from Greenville
- Kansas City Southern Intermodal – 30 miles from Greenville



Labor

- Skilled Workforce: 899,000 within 40 miles radius – 96,412 are in the manufacturing labor pool
- The manufacturing occupational sector has projected growth of 32% by 2022 within the city
- Of 20,739 Total Employees, 9.11% of jobs by occupation are Material Moving and 7.54% are Production Workers
- 40% of the work distribution is Blue Collar vs 59% White Collar
- 6,129 jobs are wholesalers
- Average of 18 minute drive to work



Education

- Greenville ISD: all schools are recognized by the State with 17 distinctions with AAAA rating and 4,600 students enrolled
- Paris Junior College now has a campus in Greenville with an on-site workforce training program and has created 1,800 jobs so far



Airports

- Majors Field Executive Airport has jet fuel, FBO and 10,000 ft runway



Attainment

- Considered an Attainment County Classification and the closet to Dallas NCTCOG region



Land

- 10,000+ available acres in Greenville area industrial sites: 600+ EDC owned acres



Healthcare

- Hunt Regional Healthcare is tax funded and holds 133 beds



Power

- City owned (Greenville Electric Utility Service) GEUS provides a 70-megawatt surplus of power; 7121 Shelby is on its own power board; 99.98% reliability factor,



Demographics

- Thriving community of 30,000 and increasing each year



Water

- Water is 9 million gallons a day of surplus with Sabine River Authority as the Resource



Incentives

- Triple Freeport inventory exemption
- Foreign Trade Zone DFW #39 (newly instated for the city)
- Type A sales Tax
- Tax increment financing available
- A part of the state program:
- Texas Enterprise Fund
- No Impact Fees
- Total Local Tax Rate: \$2.82