

4000 HAMNER AVENUE

CLASS A INDUSTRIAL BUILDING TOTALING 377,110 SF
100% LEASED TO LENNOX INDUSTRIES, INC. (NYSE: LIJ) THROUGH MARCH 2020
DESIRABLE INLAND EMPIRE WEST LOCATION

EASTVALE, CA



A **CBRE NATIONAL PARTNERS** INDUSTRIAL INVESTMENT OPPORTUNITY



EXECUTIVE SUMMARY

THE OFFERING

CBRE, Inc. is pleased to present an excellent opportunity to acquire 4000 Hamner Avenue — a Class A, 377,110 square foot warehouse distribution building that was constructed in 2000 and features 30’ minimum warehouse clearance, a 185’ all concrete truck court, ample dock high and grade level loading and ESFR sprinklers. The building is 100% leased to Lennox Industries, Inc (NYSE: LII), a subsidiary of Lennox International, which is an investment grade credit company.

The property is strategically located in Eastvale — formerly known as Mira Loma — in the highly desirable Inland Empire West. This location offers excellent freeway access to Interstates 15, 10 and 210 and State Routes 60, 71 and 91. The property is less than six miles to the Ontario International Airport.

Over the last decade, the Inland Empire economy has ranked as one of the leading economies in the nation for population growth, job creation, construction and residential real estate. According to an economic study prepared by HIS Global Insight, the Inland Empire is projected to be one of the fastest growing metropolitan areas in the country through 2020, driven by large increases in agricultural trade, information technology and industrial commercial real estate.



INVESTMENT THESIS

4000 Hamner Avenue offers investors an outstanding opportunity to acquire a **Class A warehouse** in the desirable **Inland Empire West** with a long term lease through March 2020 **to a credit tenant**.

4000 HAMNER AVENUE HIGHLIGHTS

- Class A, 377,110 SF industrial building on 16.8 acres
- 100% leased to an investment grade credit tenant providing stable cash flow through 2020 with contracted rent growth
- Attractive features including minimum 30’ clearance, a 185’ all concrete truck court and 69 loading docks
- Site entrance from three streets (Hamner, Samantha and Sharp) allows for ideal access and staging
- Desirable bay depth is optimal for warehouse efficiency
- Strategically located in Inland Empire West with excellent access to the 60, I-15 and I-10 freeways, the Ontario International Airport and ports
- Located in one of the most dynamic markets in the country with an extremely low vacancy rate of 3.0%

Address	4000 Hamner Avenue, Eastvale, CA 91752
Square Footage	377,110 SF
Land Size	16.8 acres
Office SF/%	10,829 SF/2.9%
Tenant	Lennox Industries, Inc. (guaranteed by Lennox International)
Lease Expiration	March 2020
Occupancy	100%
Dock High/Grade Level Loading	69/2
Truck Court	185’ all concrete
Clear Height	30’ minimum warehouse clearance
Year Built	2000
Year 1 NOI	\$ 1,510,005

INVESTMENT HIGHLIGHTS

Property Highlights

Class A Industrial Building Totaling 377,110 SF

- Attractive features including minimum 30' clearance, 69 loading docks, 2 drive-in doors, 50' x 52' column spacing and a 185' all concrete truck court.
- Corner lot with street access on three sides, a fenced yard and skylights.
- Ideal building depth accommodates efficient warehouse operations and ability to multi-tenant the building.
- Recent improvements including a re-slurried parking lot (2011) and upgraded T-5 Lighting.

Tenancy Highlights

100% Leased to Credit Tenant

- The property is leased to Lennox Industries, Inc., a worldwide leader in residential and commercial heating and air conditioning systems based in Dallas, Texas. The building accommodates their commercial, residential and plain label business lines.
- The Lennox Industries, Inc. lease is guaranteed by parent company Lennox International, an investment grade company with a rating of BBB according to Standard and Poor's, a market cap of \$4.3 billion, \$3.2 billion in revenue and net income of \$184 million over the past 12 months.

Below Market Rent

- The Property is leased through March 2020 at a rate which is approximately 13% below market rent, with strong rent growth projected, which provides investors with significant potential upside in net operating income.



Location Highlights

Strategic Distribution Location

- Located in the highly desirable Inland Empire West industrial market — one of the top investment markets in the country.
- Excellent freeway access: The property has direct access to SR-60, I-15 and I-10, allowing service to Southern California and the Western United States.
- The property is located less than six miles from the Ontario International Airport and approximately one hour east of the Ports of Los Angeles and Long Beach.

Amenity Rich Environment

- The property is surrounded by an abundance of retail, service, recreation and hotel amenities, and is just minutes from Ontario Mills Mall and Victoria Gardens.

Market Highlights

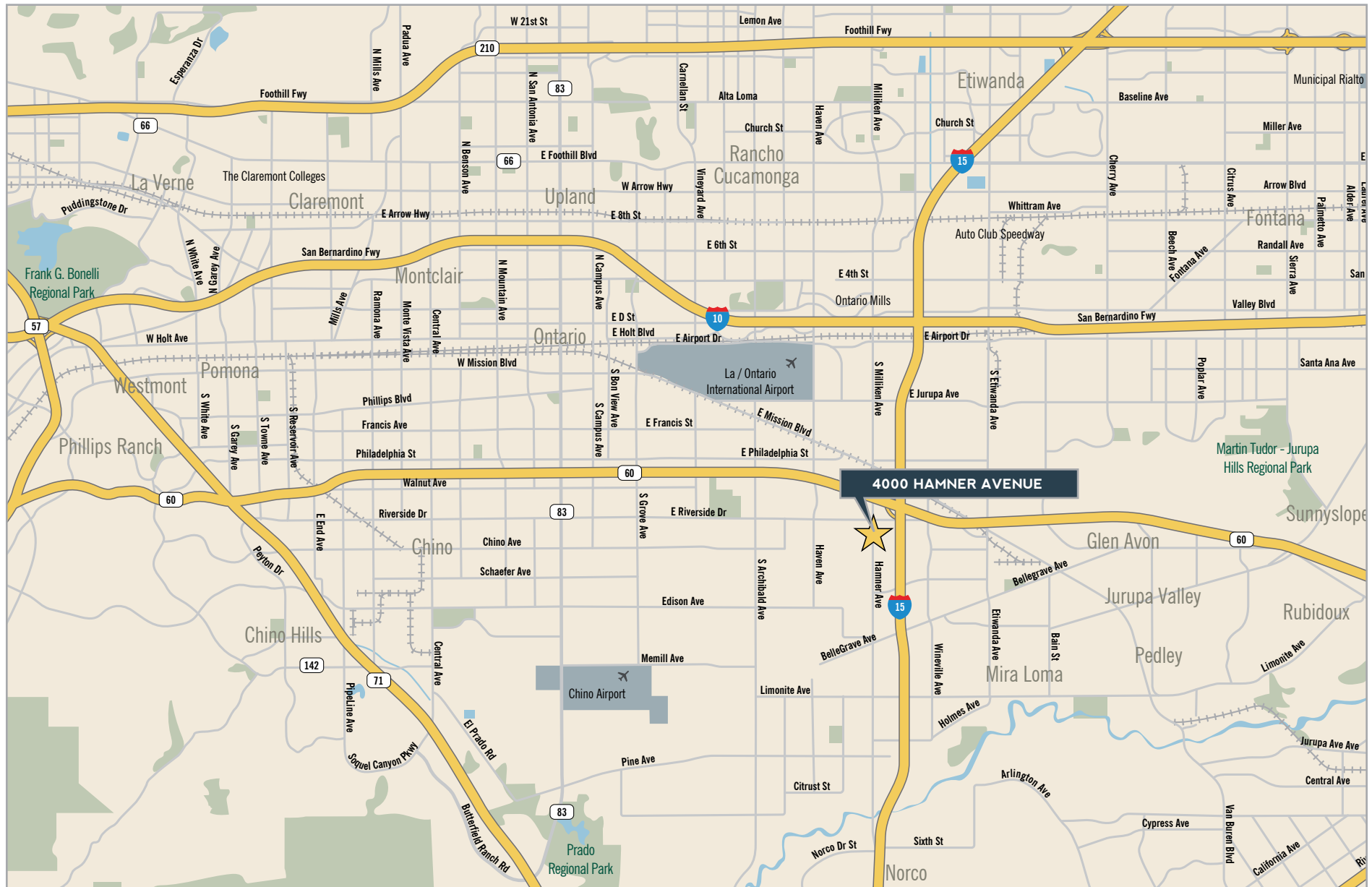
Strong Market Dynamics

- The property is located in a first tier industrial market with low vacancy, limited available land, sustained economic and population growth and steady tenant demand.
- The Inland Empire West industrial submarket, with a base of 254 million SF, ended the second quarter of 2014 with a 3.0% vacancy rate. The Eastvale submarket has outperformed the rest of the market with a rate of 1.9%, which is the second lowest in the Inland Empire West.
- Year to date, the Inland Empire West submarket recorded over 8.1 million SF of gross activity and over 4.4 million SF of net absorption. The Inland Empire West continues to be an attractive market due to its proximity to Orange and Los Angeles counties, freeway infrastructure, and port access.
- The overall Inland Empire industrial market generated approximately 6.5 MSF of net absorption in 2Q 2014 bringing the year to date total to over 9.6 MSF. This is the most the market has recorded since Q1 2006.

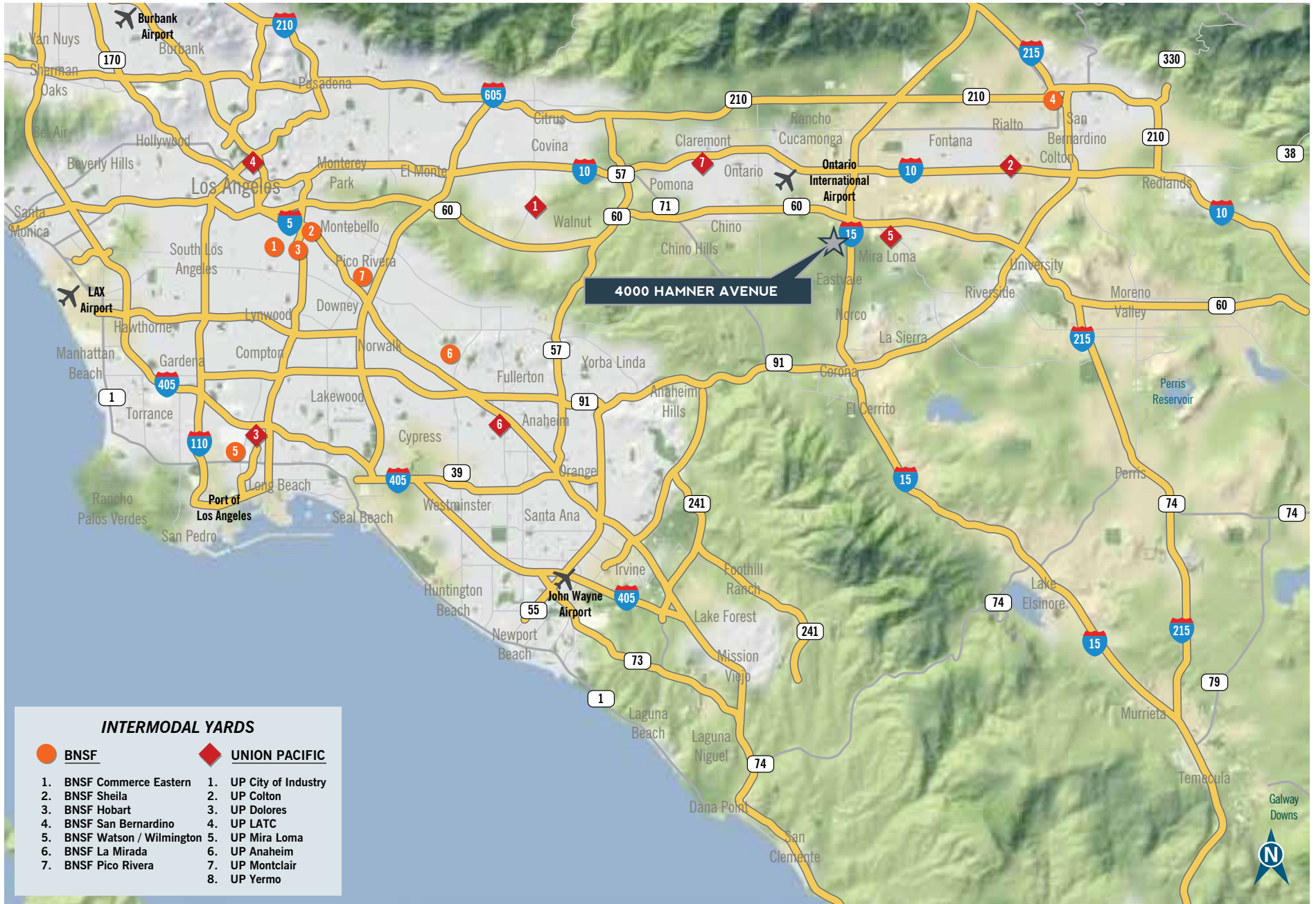
Strong Market Rent Growth Forecast

- The Inland Empire industrial market continues to grow with market rent growth forecasts of 10.4% in 2015, 11.6% in 2016 and 7.8% in 2017 and 4.2% in 2018 according to CBRE Econometric Advisors.

LOCAL MAP



REGIONAL MAP

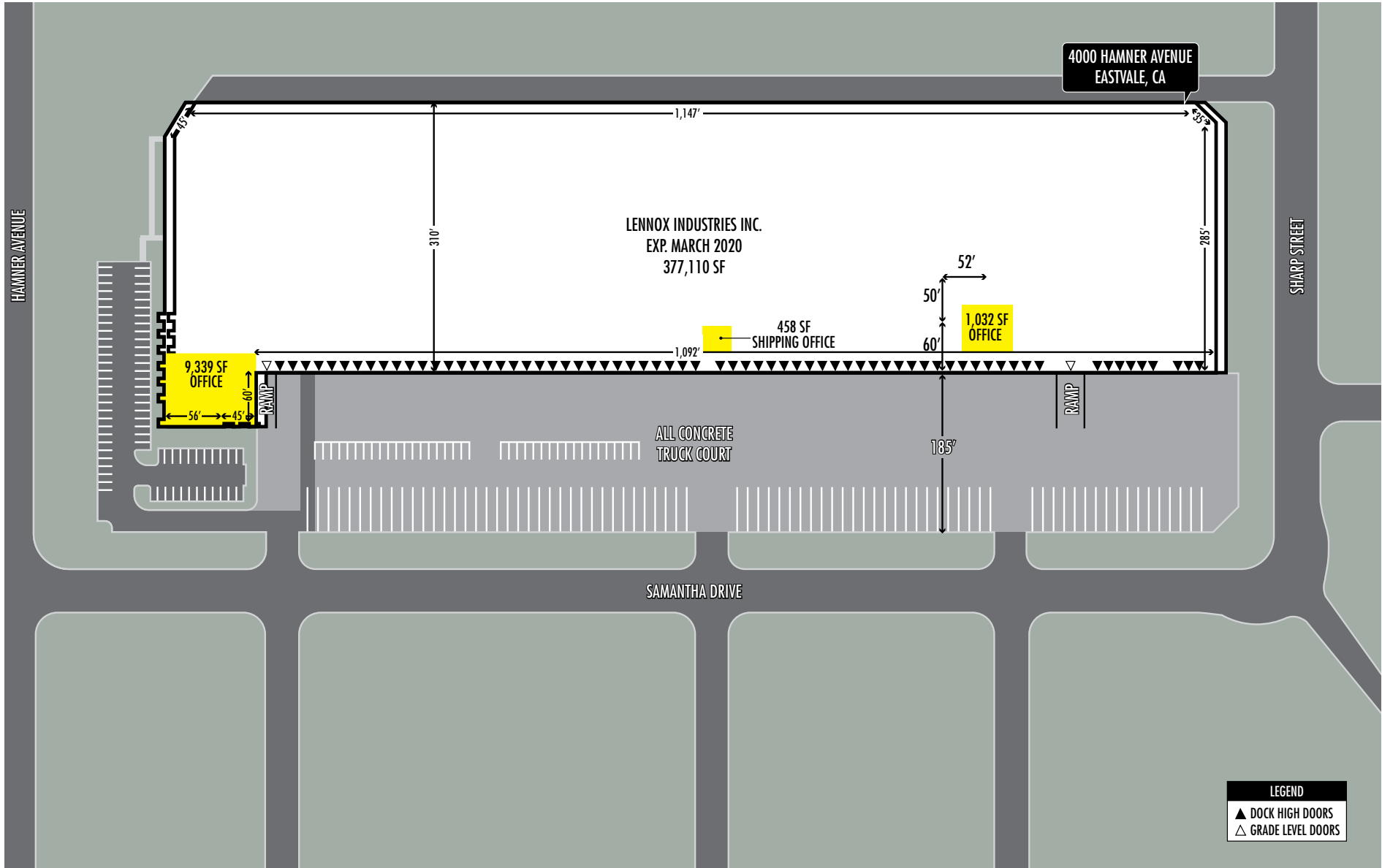


EXECUTIVE SUMMARY

AERIAL



SITE PLAN



PROPERTY DESCRIPTION



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Offering integrated real estate capital markets solutions from strategy to execution—delivered by a seamless national partnership

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