

# CORE5

BUSINESS CENTER

PLANO, TX



**LIGHT INDUSTRIAL BUSINESS CENTER**  
**100% LEASED – 67,570 SF – PREMIERE LABOR POOL & DEMOGRAPHICS**

# The Offering

Jones Lang LaSalle Americas, Inc. has been exclusively retained to offer qualified investors the ability to acquire CORE5 Business Center - Plano a 67,570 square foot, infill industrial building located in Plano, Texas. Positioned within the Plano submarket, the Property benefits from an irreplaceable infill location with significant barriers to entry, immediate connectivity to one of DFW's major transportation arteries, strong labor pools, and access to North Dallas's primary residential and commercial hubs. Currently 100% leased to 2 tenants with an average remaining lease term of 6.9 years, the building provides excellent diversified and stable cash flow.

Positioned on 5.3 acres, the building provides the rare opportunity to acquire a newly built industrial building within one of the most highly coveted infill locations in Dallas, with strong in-place cash flow and highly attractive upside.



# Investment Highlights



## HIGHLY COVETED LAST-MILE LOCATION

CORE5 Business Center - Plano's strategic position within the Plano industrial submarket places it in one of the most infill locations within the DFW industrial market, with extremely high barriers to entry and immediate proximity to the city's densest residential and commercial areas.



## STRATEGICALLY POSITIONED WITH EXCELLENT ACCESS

Located just off of East Plano Parkway with immediate access to U.S. 75 and President George Bush Tollway, CORE5 Business Center - Plano benefits from direct connectivity to the metro's primary thoroughfares and immediate proximity to a robust skilled workforce with over 260,000 people within a 5-mile radius.



## LIGHT INDUSTRIAL PRODUCT OUTPERFORMS BULK INDUSTRIAL

Light industrial product within the DFW industrial market has consistently outperformed bulk industrial product, with stable occupancy averaging 93% since 1995, outstanding historical rent growth, and reliable leasing velocity.



## OVER-PERFORMING INDUSTRIAL SUBMARKET

The Plano submarket is one of the higher performing submarkets in the metroplex. Plano has some of the highest rents in DFW and has a high occupancy rate of 95% due to the absence of new supply and steady demand. The submarket is perfectly positioned along North Central Expressway to rapidly connect Plano to the Dallas/Fort Worth metroplex.



## LEADING DFW ECONOMIC FUNDAMENTALS

DFW is one of the largest industrial market in the country with 860.9 million square feet of industrial space and is the nation's leading market in terms of net absorption, with over 24 million square feet of industrial space absorbed in 2020.



# Building Overview

67,570  
SQUARE FEET

100%  
OCCUPANCY

5.3  
CONTIGUOUS ACRES

24'  
CLEAR HEIGHT

2019  
YEAR BUILT

9%  
OFFICE FINISH

6.9 YEARS  
WEIGHTED AVG. REMAINING LEASE TERM

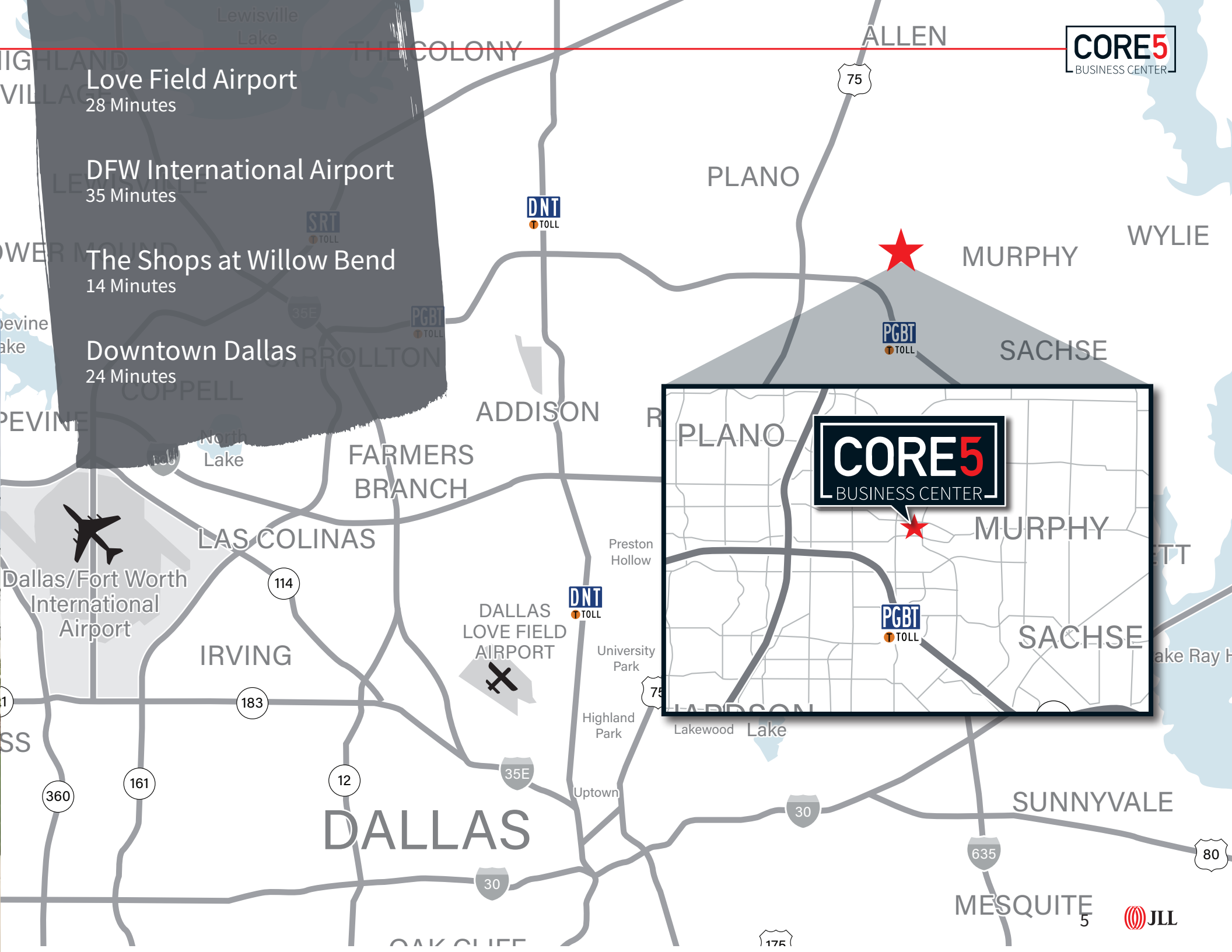


Love Field Airport  
28 Minutes

DFW International Airport  
35 Minutes

The Shops at Willow Bend  
14 Minutes

Downtown Dallas  
24 Minutes



**CORE5**  
BUSINESS CENTER

E Plano Pkwy

24th St

Los Rios Blvd



EGRESS ←  
INGRESS →

CORE  
BUSINESS CENTER

PGBT  
TOLL

PGBT  
TOLL

PGBT  
TOLL

ABB

Varsity Spirit

National Vision

at home

Safelite  
AutoGlass

FedEx

KODIAK

NELTA

Creation  
Technologies

LUMINATOR  
TECHNOLOGY GROUP

VERITEX  
COMMUNITY BANK

NPIC

Honeywell

CCS

Shutterfly

14th St

Los Rips Ave

E Plano Pkwy

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