

READY FOR OCCUPANCY



LogistiCenter® at Santa Rosa

Brickway Blvd & Copperhill Pkwy

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Offering Overview

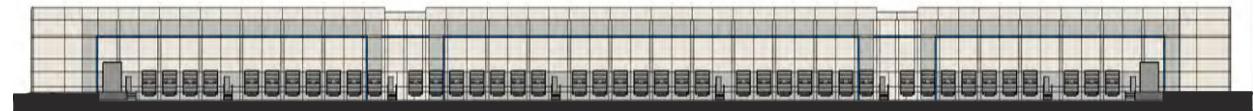
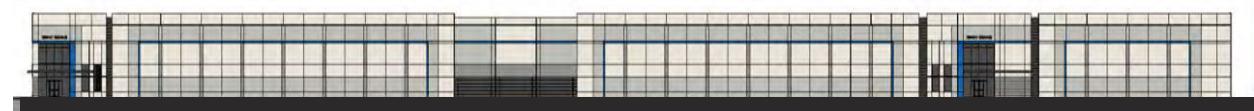
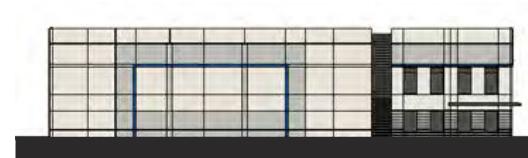
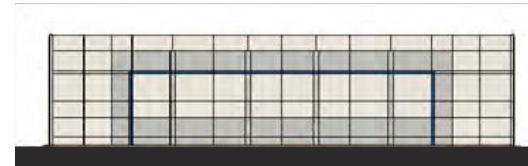
Modern Warehouse Development Set to Break Ground

The Brickway is a total of $\pm 129,200$ SF of industrial & warehouse space located near the Santa Rosa Airport and SMART train station.

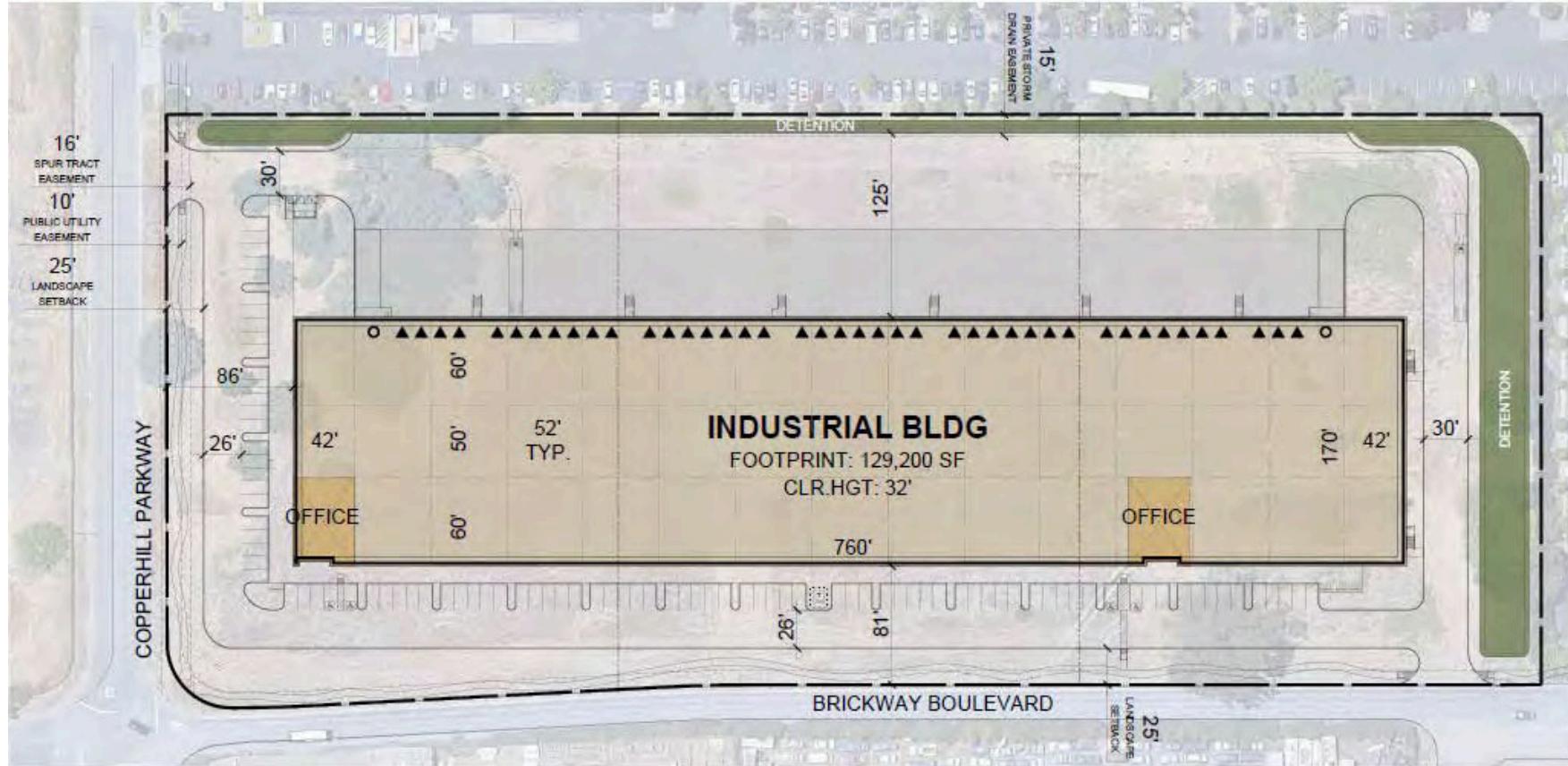
Project Highlights

- $\pm 129,200$ SF (Building)
- ± 8.5 Acres (Land)
- Zoning allows for a wide variety of uses- advanced manufacturing, distribution, warehousing & more
- Direct access to Highway 101
- Close proximity to Highway 12
- ± 1 mile to Santa Rosa Airport
- ± 66 miles to the Port of Oakland
- Tenant improvements to suit

San Francisco	57 Mi
Oakland	64 Mi
Sacramento	105 Mi
San Jose	120 Mi
Modesto	142 Mi
Redding	196 Mi
Reno	236 Mi
Fresno	239 Mi
Los Angeles	436 Mi



Building Specifications



Building SF: ±129,200

Column Spacing: 50' x 52'

Gas & Electrical: PG&E

Roof System: 45-ml TPO

Land: ±8.5 AC

Clear Height: ±32'

Telecom Service: AT&T

Concrete Truck Apron: 70'

Building Dimensions: ±170' x 760'

Dock High Doors: 42'

Slab: 6" Fully Reinforced

Auto Parking: 94 Stalls

Office SF: Build to Suit

Fire Suppression System: ESFR

AMPS: 2000A MSB

Spec Office: 3,512 SF



Neighboring Tenants

- Charles M Schulz Airport
- FedEx
- Redwood Toxicology Laboratory
- Redwood Biotech
- M.A. Silva USA
- Greentech Renewables
- John Owens Services, Inc
- Golden State Building Materials
- Sonoma County Human Services
- Sonoma County Farm Bureau
- InterWest Insurance Services
- Alluxa
- Apria Healthcare
- Symmetricom
- Pacific Coast Air Museum
- K Prime Inc
- Redwood Toxicology Lab
- Starbucks
- Medtronic
- Endologix
- Sonoma County Water Agency
- Kaffe Mocha & Grill
- Jackson Family Wines
- Carls Jr.

MAP KEY

- Site Address
- Copperhill Pkwy
- Brickway Blvd
- Highway 101
- Airport Blvd
- SMART Train
- Charles M Schulz

Labor Market Analysis

Worker/Warehouse Population

- Substantial warehouse worker labor pool with approximately 275,000 individuals within a 10 mile radius
- A positive labor supply/demand balance with approximately 1,119 more laborers than warehouse jobs within a 40 mile radius
- Unemployment population of 1,514 suggests better new job absorption potential



Population

Blue Collar Worker Labor Pool

Current Unemployment

Location	Population		Blue Collar Worker Labor Pool			Current Unemployment		
	40 Min Drive Time	% Within 10 Mi	40 Min Drive Time	Supply/Demand Balance	Individuals Within 10 Miles	Moving Workings by Residence	Rate	Total
LogistiCenter®	491,365	56%	37,591	1,119	27,657	7,028	5.70%	1,514
Santa Rosa	565,088	57%	45,395	-799	34,313	8,573	5.70%	1,732
Rohnert Park	611,352	56%	47,374	-417	27,597	8,868	5.70%	1,879
Sebastopol	501,994	59%	39,559	1,720	28,257	6,760	5.70%	1,545

DRAYAGE COST WITH COMPARATIVE MARKET

Drayage from Port of Oakland

	Avg. drayage per container from Port of Oakland	Cost difference vs. LogistiCenter® at Brickway
Vacaville, CA	\$462.50	- \$62.50
Vallejo, CA	\$489.00	- \$36.00
LogistiCenter® at Santa Rosa	\$525.00	- \$0
Sacramento, CA	\$537.50	+ \$12.50
Napa	\$546.00	- \$21.00

Ports & Transportation	Miles
SMART Train Station	.8
Charles M Schultz Airport	1
San Francisco Int. Airport	73
Oakland Airport	74
Healdsburg Airport	15
Port of San Francisco	64
Port of Richmond	55
Port of Oakland	66
Port of Benicia	60
Port of Stockton	117





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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 50,000 employees in over 400 offices and 60 countries. In 2021, the firm had revenue of \$9.4 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.