



Park 360 South

City of Mansfield – City Council Hearing #1

October 22, 2018

Logistics Property Company, LLC

<https://logisticspropco.com/>



Southport Logistics Park



Amazon



L'Oréal BTS



T-Mobile



Michelin Tire BTS



General Mills BTS

About Logistics Property Company, LLC (LPC)



Infill – Greenfield – Brownfield – Vacancy – Leased – Forwards – Portfolios

LPC develops and acquires institutional quality logistics properties located in key markets throughout the United States. LPC targets opportunities near large population centers and major transportation hubs. Since 2014, LPC principals have developed over 17MM SF across the country.

Management Team



James Martell - Chief Executive Officer

Jim has over 40 years of experience in all aspects of commercial real estate including leasing, management, acquisition, development, construction, financing, and disposition. Jim founded Ridge Realty Group in 1995, which later became Ridge Property Trust through a joint venture with Prudential Real Estate Company



Mark Skinner - Chief Financial Officer

Mark has more than 25 years of experience in financial management, public company reporting and corporate development. The majority of Mark's career has been focused on the real estate industry, where he spent the last 20 years at Lendlease in various finance-related roles. Prior to his role at Lendlease, Mark worked at JTS Corporation and Arthur Andersen.



Dennis Rice - Executive VP West Region

Dennis leads LPC's western development division and has been with the team for 18 years. He has over 30 years of commercial real estate experience having worked at Heitman, Cushman & Wakefield, Ridge Property Trust and Ridge Development Company.



Kent Newsom - Executive VP South Region Kent has over 35 years of experience in all phases of commercial real estate including leasing, management, acquisition, development, construction, financing, and disposition. Kent has completed over US\$1.2bn in development projects over the course of his career in commercial real estate.



Aaron Martell - Executive VP Midwest Region

Aaron serves as Executive Vice President where he oversees LPC's Midwest strategy. Aaron has over 12 years of real estate development, leasing and financing experience. Prior to LPC, Aaron worked at Ridge Development Company where he completed over 7.0MM SF of real estate transactions.



William J. Peltin - General Counsel

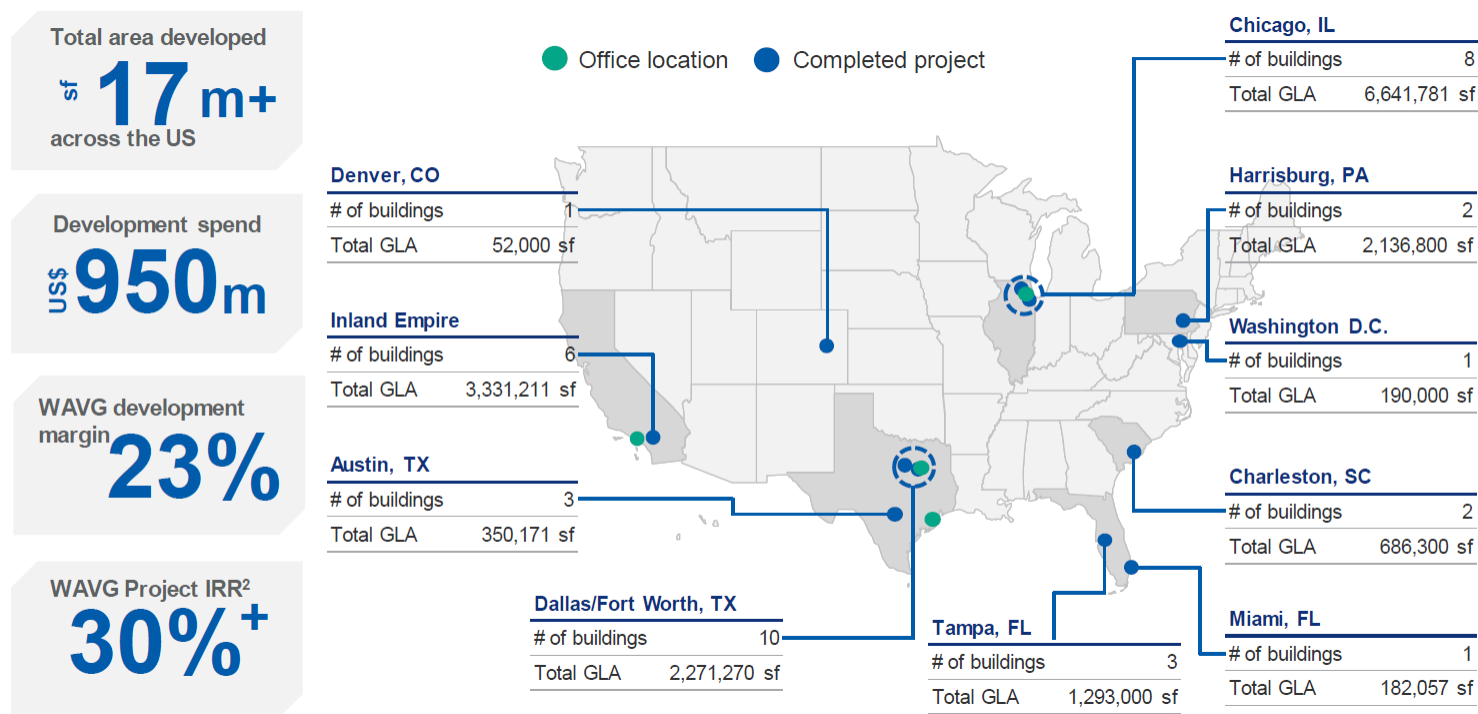
Bill has more than 30 years of transactional law experience, having previously served as general counsel for both Ridge Property Trust and Ridge Realty Group, as well as having been a partner at a major Chicago law firm.

About LPC



LPC is a joint venture between Macquarie Capital and senior principals from Ridge Property Trust. LPC specializes in industrial development and investment in state-of-the-art warehouse, distribution, and manufacturing facilities throughout North America. LPC principals have over 35 years of experience in industrial real estate, and have been involved in the development, ownership, construction and management of more than 125 million SF of institutional quality real estate throughout North America.

LPC's Extensive US Footprint



About Macquarie Capital Real Estate



Macquarie Capital Real Estate

Macquarie Capital Real Estate Investments (MREI) is Macquarie Capital's real estate principal investment and private capital advisory business. It is an integrated global business that creates, invests in and advises real estate platforms. The group currently has investments in nine operating platforms across the globe with over \$15 billion in assets under management, including Asia-Pacific logistics specialists Logos Property Group and United Kingdom logistics specialists Peel Logistics Group.

Macquarie Capital by the numbers

\$US95B+

of M&A advisory
assignments

\$US67B+

in debt
financing raised

\$US41B+

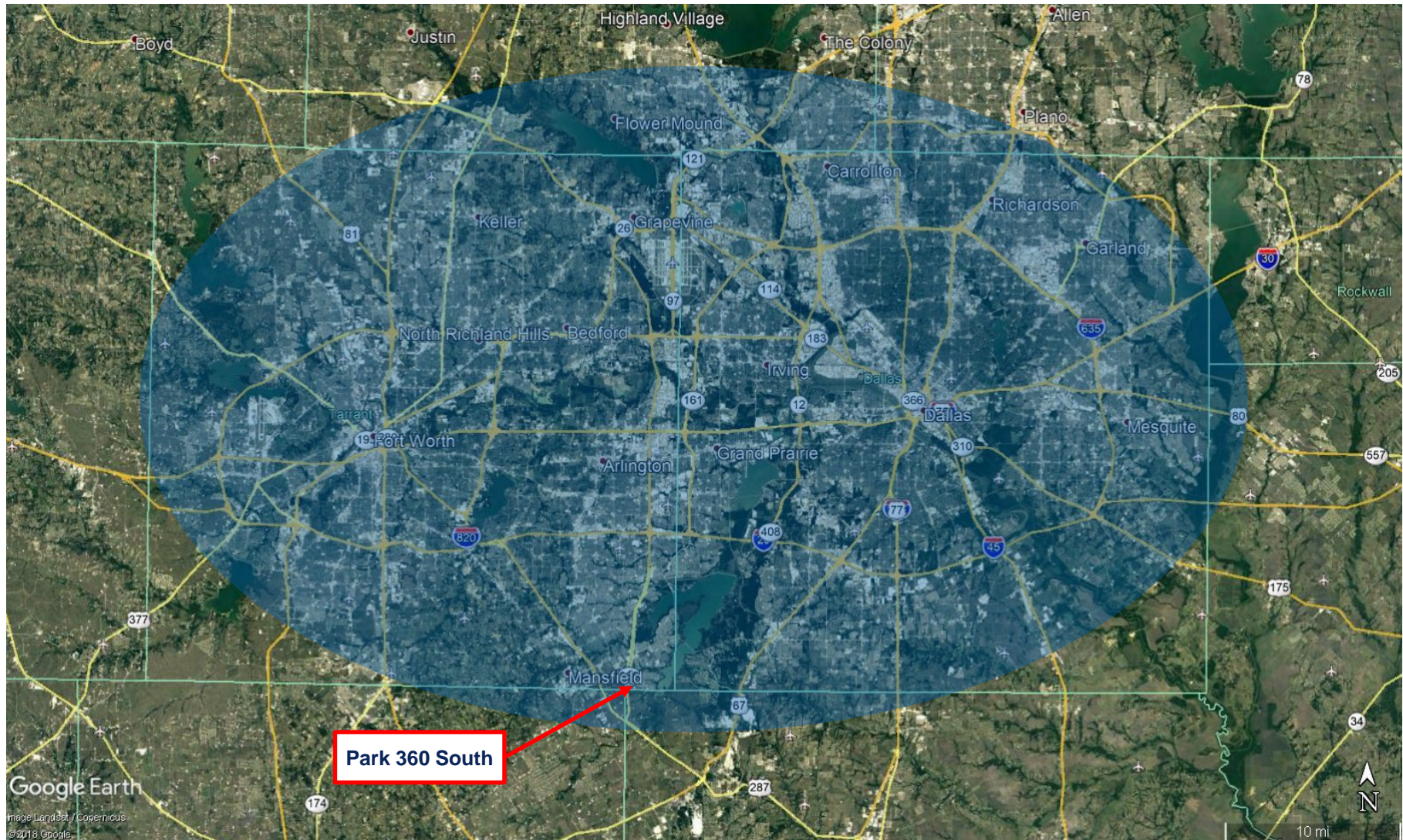
of equity
raised

\$US 62 in equity
billion committed
since 2003

\$US 29 transactions
billion completed
since 2014

\$US 21 in equity
billion committed
across 53
transactions

Park 360 South



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TABULATIONS

Site Acreage 1	34.87
Building 1 SF	561,600
Car Parking	322
Trailer Parking	147
Site Acreage 2	10.73
Building 2 SF	141,960
Car Parking	166
Trailer Parking	47
Site Acreage 3	17.98
Building 3 SF	152,880
Car Parking	177
Site Acreage 4	15.82
Building 4 SF	107,640
Car Parking	164
Trailer Parking	22
Site Acreage 5	38.42
Building 5 SF	273,000
Car Parking	214
Trailer Parking	69
Site Acreage 6	29.08
Building 6 SF	453,600
Car Parking	207
Trailer Parking	55
Site Acreage 7	55.60
Building 7 SF	1,076,320
Car Parking	499
Trailer Parking	279



Graphic Scale: 1 inch = 400 feet
0 400' 800'

ALLIANCE
ARCHITECTS

25th ANNIVERSARY
09-04-2018

Northbound Before Overpass – Bldg. 1



Northbound From Overpass – Bldg. 7



Rendering – Bldg. 7



Rendering – Bldg. 7



Southbound Before Overpass – Bldg. 7



Southbound From Overpass – Bldg. 7



Rendering from South Pointe

Lone Star Rd. facing East toward Park 360 South



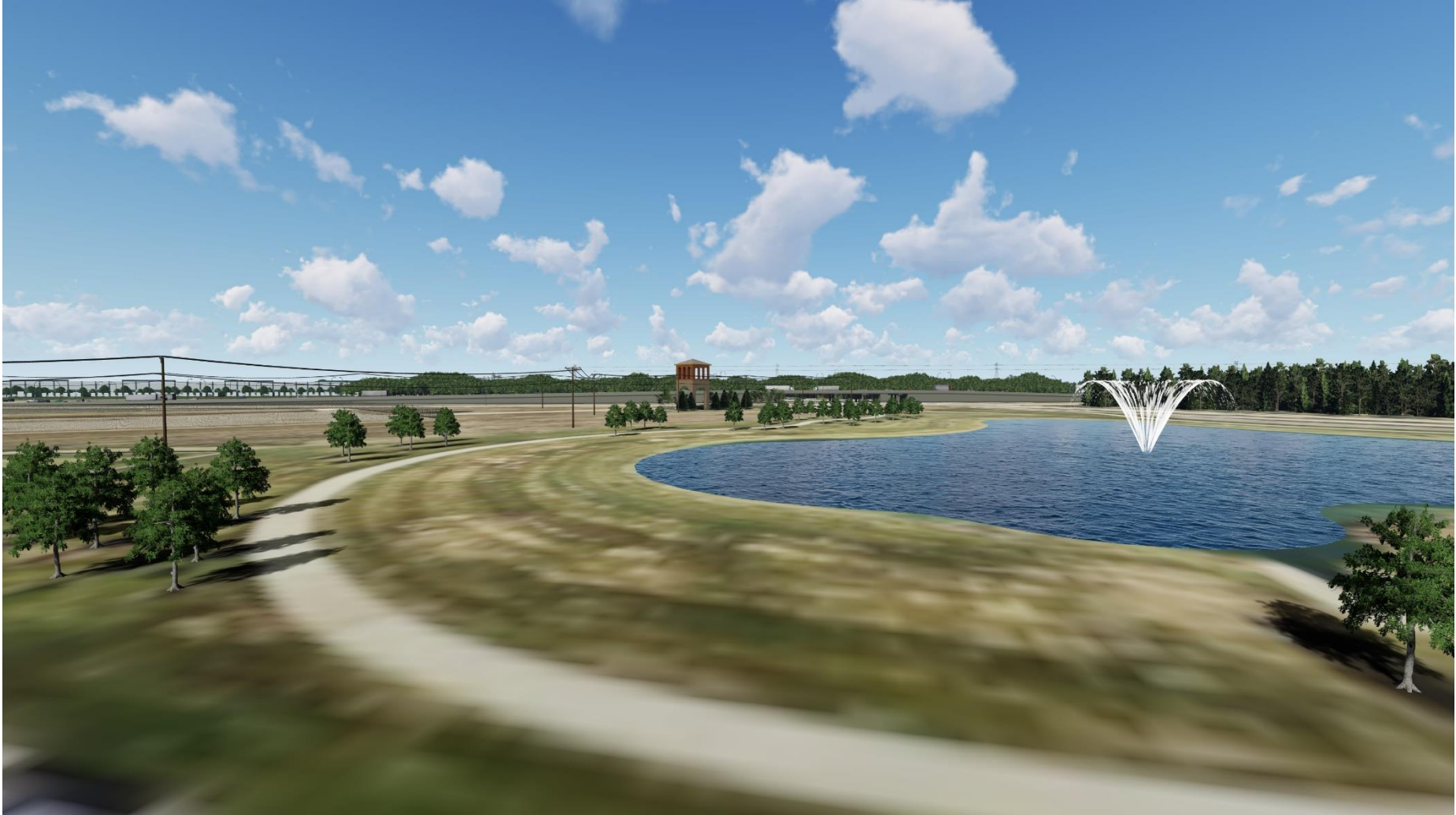
Rendering from South Pointe

Lone Star Rd. facing East toward Park 360 South (zoomed)



View from South Pointe Residential

Facing East over Pond towards Park 360 South



Park 360 South – Video



<https://youtu.be/jslZX2o9X8k> - please click link

Park 20/360 (Similar Project) – Site Photos



Park 20/360 (Similar Project) – Site Photos



Park 20/360 (Similar Project) – Site Photos



Park 20/360 (Similar Project) – Site Photos



Park 20/360 (Similar Project) – Site Photos



Potential Tenants / Jobs

Currently located within a 10-mile radius of Park 360 South

E-Commerce

1.) Amazon 

2.) FedEx Ground 

3.) UPS 

4.) Wayfair 

5.) DSC Logistics 

Manufacturers / Assembly

1.) General Motors (GM)  General Motors

2.) Flex-N-Gate 

3.) Petmate 

Defense Contractors

1.) Lockheed Corporation 

2.) General Dynamics 

Potential Tenants / Jobs

Currently located within a 10-mile radius of Park 360 South

Consumer Products

- 1.) Trane Corporation 
- 2.) Williams Sonoma WILLIAMS-SONOMA
- 3.) Flowserve 
- 4.) Cooper Tires 
- 5.) Cardinal Health 
- 6.) Rooms To Go 
- 7.) Vistar 
- 8.) Quaker 
- 9.) Dr. Pepper Snapple 

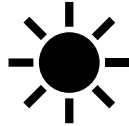
Cold Storage Food Distribution

- 1.) US Foods 
- 2.) SYGMA 

Traffic Impact Analysis

Good level of services, minimal traffic impact, truck traffic control, use of SH-360

Morning Peak (8-9 AM)

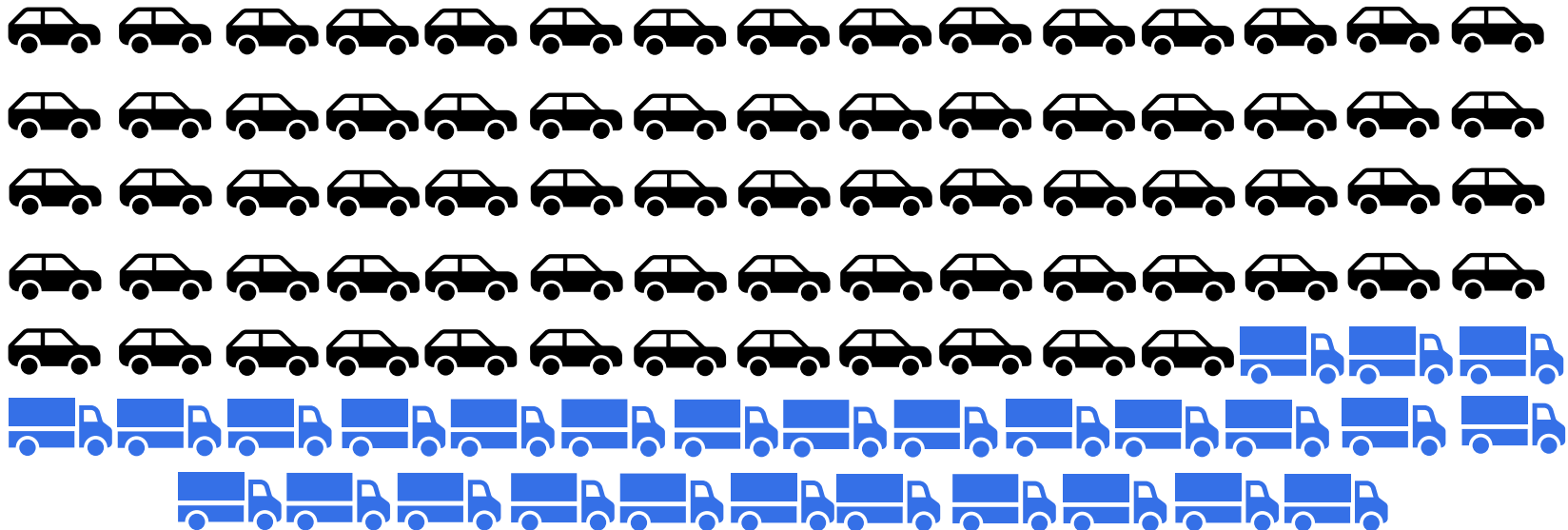


- Total # of Trips = 470
 - 28% Truck-Related
 - 2.25 Trucks / Minute

Afternoon Peak (5-6 PM)



- Total # of Trips = 526
 - 28% Truck-Related
 - 2.5 Trucks / Minute



Truck Traffic – Route 1



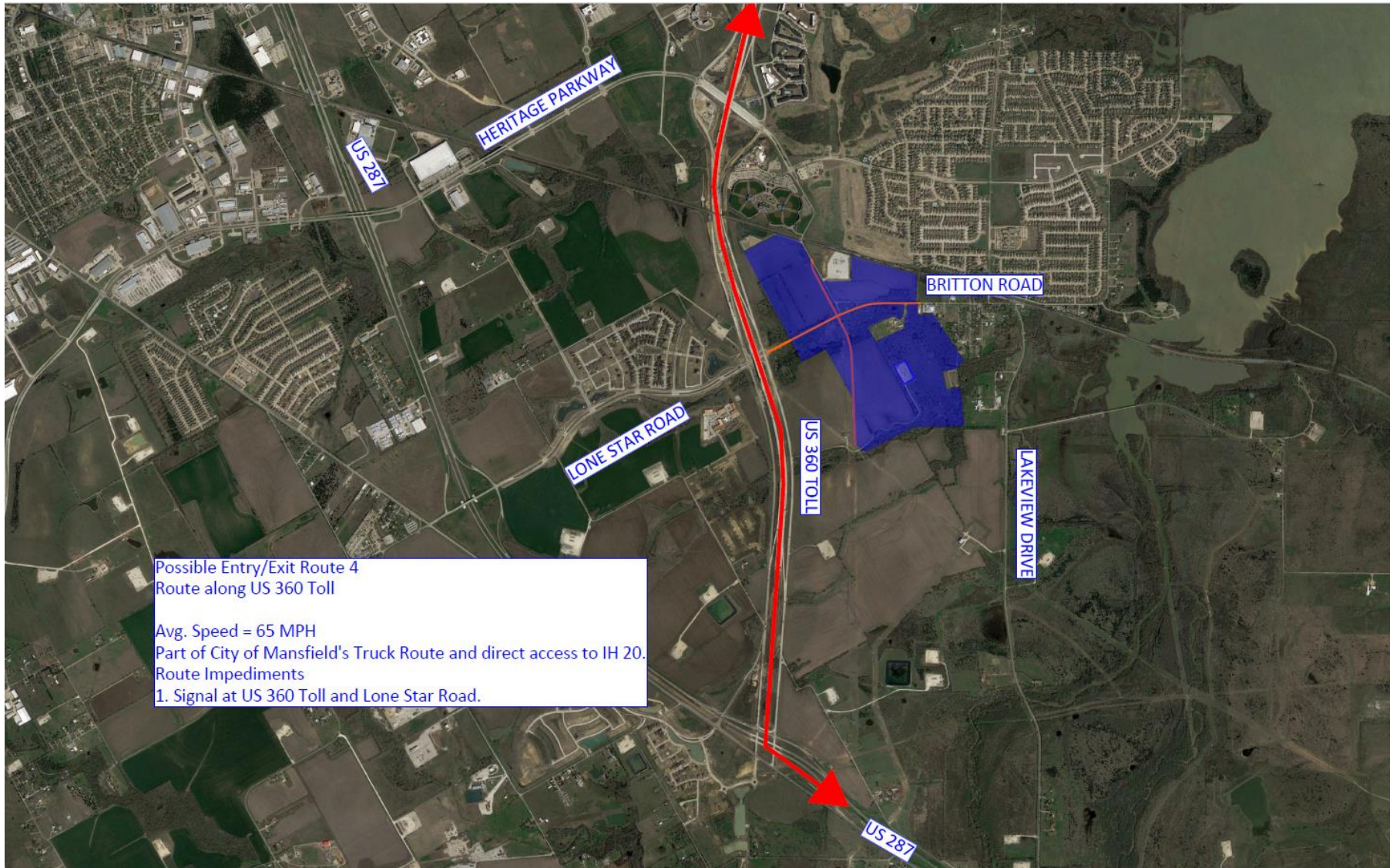
Truck Traffic – Route 2



Truck Traffic – Route 3



Truck Traffic – Route 4



Economic Impact – Over 20-year Period



To be provided by Staff prior to City Council Meeting.



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