

INVESTMENT OFFERING



amazon



Representation photo

NAI James E. Hanson

81 International Drive S.
Budd Lake, NJ

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NAI James E. Hanson is exclusively offering for sale this Amazon fulfillment facility at 81 International Drive in Budd Lake, Mount Olive Township, in Morris County, New Jersey This property was a former Sam's Club, which closed in 2018.

Amazon is operating under a NN lease with a base lease term of 10 years, expiring in 2029. Rent increases occur every year with the next rent increase on 10/1/2020 (\$26,445). There are options on two (2) additional terms of five (5) years each.



10 year lease term with two 5-year options



2% annual increases



S&P Global Rating **AA-**



62,000+ population within 7 miles

Property Overview

Address

81 International Drive S.
Budd Lake, Mount Olive Township, NJ

Year Constructed

2002

Rentable Square Feet

132,225

Lot Size

12.13 acres

Parking

676± spaces (5.18;1,000)

Type of Lease

NN

Ceiling Height

29' clear

Loading

Five (5) loading docks
Four (4) 12'x12' drive-ins
One (1) 8'x12' drive-in
One (1) 9'x7' drive in



Photo is for representation only



Column Spacing

38'x59'

Roof

Single Ply Elastomeric Membrane

Power

Part of the "Preliminary Scope Of Initial Improvement" (see page 9)

Construction

Reinforced Concrete Foundation
Steel Framing
Split Faced Concrete Exterpopr

Fire Protection

Fully Sprinklered;Wet Pipe

HVAC

Gas-Fired;Rooftop

Utilities

Jersey City Power & Light

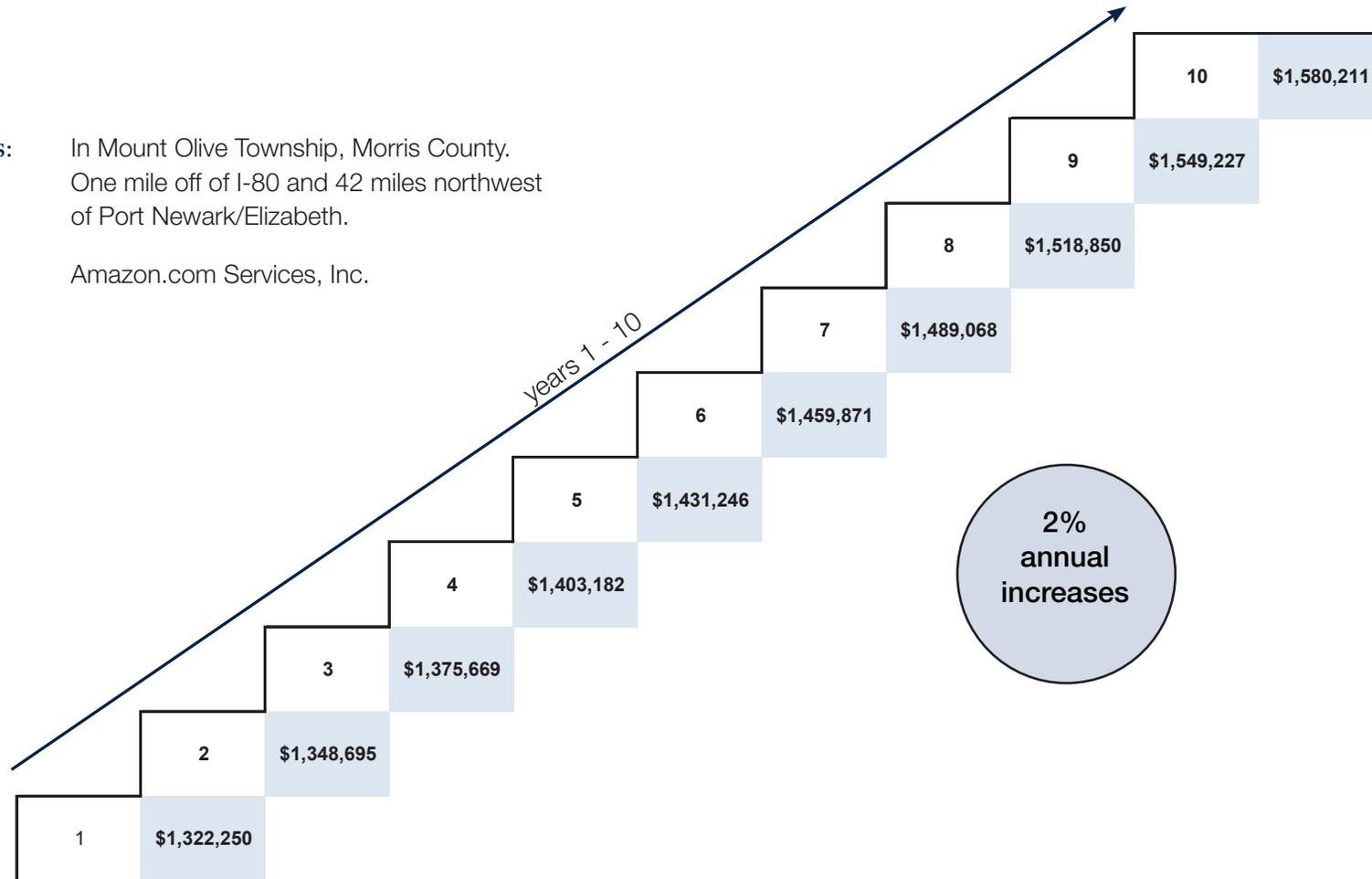
Water

Mount Olive Township Water & Sewer

Lease Summary

Premises: In Mount Olive Township, Morris County.
One mile off of I-80 and 42 miles northwest of Port Newark/Elizabeth.

Lessee: Amazon.com Services, Inc.



Lease Term: 10 years

Lease & Rent Commencement: Commencement on 10/1/19

Year 1 Base Rent: \$1,322,250

Expense Obligations: Tenant is responsible for all property taxes, property insurance and maintenance except for the Landlord's maintenance obligations. The Landlord is responsible for roof and structural repair, maintenance and replacement.



676± parking
(5.18/1,000)



International Foreign Trade Zones

Morris Crossroads Corporate Campus (formerly BASF) 17

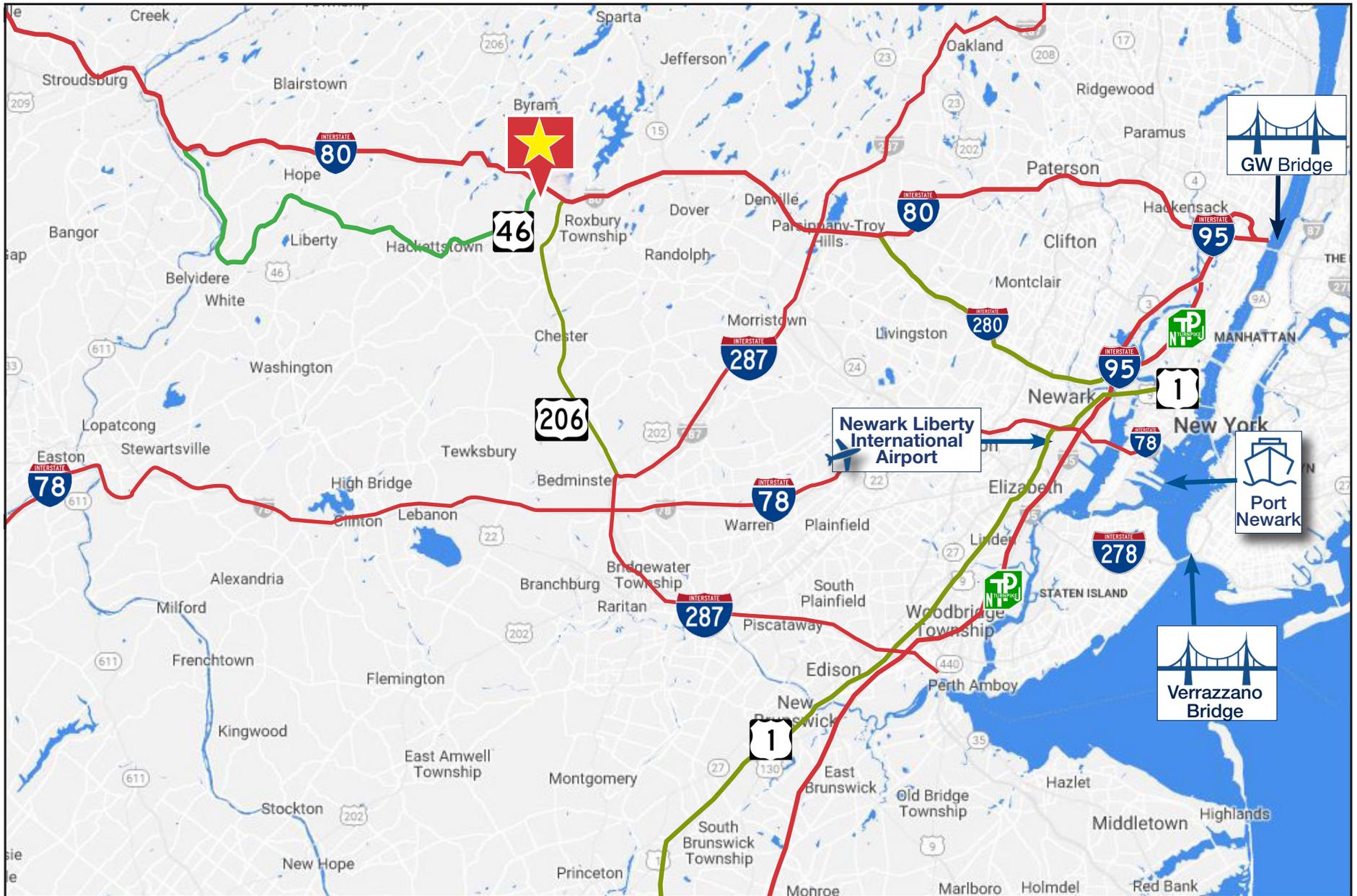
Neighboring Buildings

MAP #	ADDRESS	SIZE (SF)
1	303 Waterloo Valley Rd	130,000
2	313 Waterloo Valley Rd	160,608
3	600 International Dr	48,000
4	850 Clark Dr	163,473
5	750 Clark Dr	180,000
6	675 Clark Dr	36,798
7	500 International Dr	75,772
8	650 Clark Dr	115,046
10	550 Clark Dr	122,640
9	450 Clark Dr	254,078
11	350 International Dr	48,300
12	400 International Dr	119,280
13	200 International Dr	217,598
14	300 International Dr	251,838
15	350 Clark Dr	364,462
16	100 International Dr	85,000
17	3000 Continental Dr N	1,000,855



Map

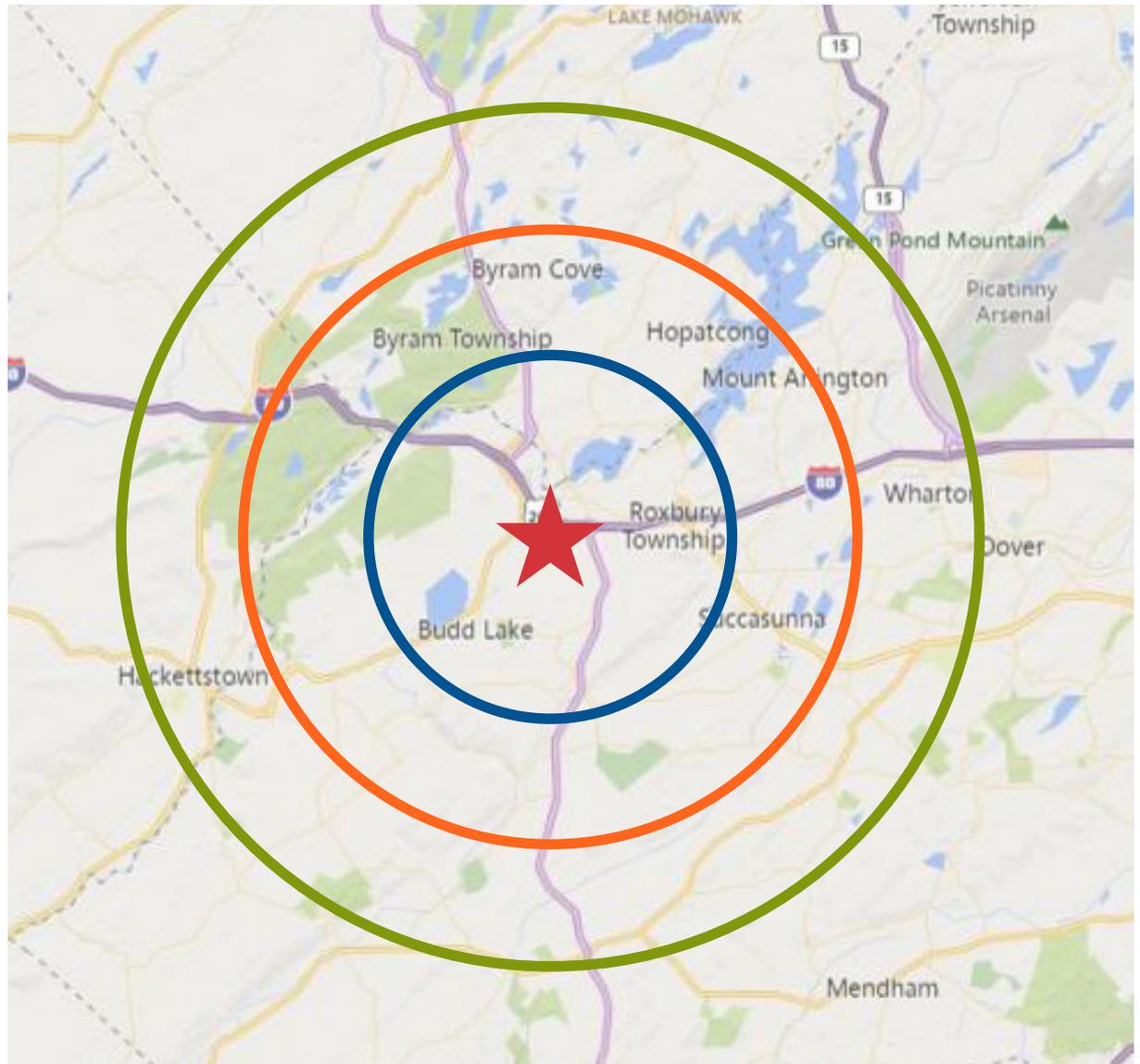
81 International Drive is positioned in the northwest corner of New Jersey in Mount Olive Township, just 40 miles from Newark and 32 miles from Stroudsburg, PA. The site is located just one mile south of the intersection of I-80 and Route 46 with Route 206 approximately 1 mile to the east. Access to the site from the east is via I-80, Exit 26 to Route 46 West.



Demographics

DEMOGRAPHICS			
	3 Miles	5 Miles	7 Miles
 Population	14,268	37,808	62,247
 Households	11,186	29,159	47,681
 Avg. Income	\$131,106	\$138,076	\$146,786

As of the 2010 United States Census, there were 28,117 people, 10,690 households, and 7,323 families residing in the township. The population density was 956.1 per square mile. There were 11,244 housing units at an average density of 382.4 per square mile. The racial makeup of the township was 80.66% White, 5.74% African American, 0.20% Native American, 8.23% Asian, 0.04% Pacific Islander, 2.86% from other races, and 2.27% from two or more races. Hispanic or Latino of any race were 11.51% of the population. The median age was 37.8 years. and the median household income was \$77,243. The per capita income for the borough was \$37,758



About Amazon

Amazon.com Inc. is an American multinational technology company based in Seattle, Washington, that focuses on e-commerce, cloud computing, digital streaming, and artificial intelligence. It is considered one of the Big Four technology companies along with Google, Apple, and Facebook.

Amazon is known for its disruption of well-established industries through technological innovation and mass scale. It is the world's largest e-commerce marketplace, AI assistant provider, and cloud computing platforms measured by revenue and market capitalization. Amazon is the largest Internet company by revenue in the world. It is the second largest private employer in the United States and one of the world's most valuable companies. Amazon is the second largest technology company by revenue.

Amazon was founded by Jeff Bezos on July 5, 1994, in Bellevue, Washington. The company initially started as an online marketplace for books but later expanded to sell electronics, software, video games, apparel, furniture, food, toys, and jewelry. In 2015, Amazon surpassed Walmart as the most valuable retailer in the United States by market capitalization. In 2017, Amazon acquired Whole Foods Market for \$13.4 billion, which vastly increased Amazon's presence as a brick-and-mortar retailer. In 2018, Bezos announced that its two-day delivery service, Amazon Prime, had surpassed 100 million subscribers worldwide.

Amazon distributes downloads and streaming of video, music, audiobook through its Amazon Prime Video, Amazon Music, and Audible subsidiaries. Amazon also has a publishing arm, Amazon Publishing, a film and television studio, Amazon Studios, and a cloud computing subsidiary, Amazon Web Services. It produces consumer electronics including Kindle e-readers, Fire tablets, Fire TV, and Echo devices. In addition, Amazon subsidiaries include Ring, Twitch.tv, Whole Foods Market, and IMDb. Among various controversies, the company has been criticized for technological surveillance overreach, a hyper-competitive and demanding work culture, tax avoidance, and anti-competitive practices.



at a glance

\$270+ billion

in U.S. investments, including infrastructure and compensation to employees (2010-2018)

\$72 billion

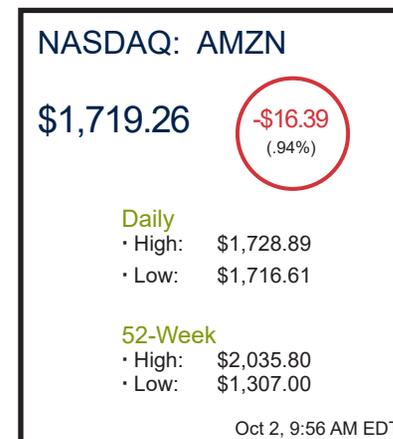
in U.S. investments in 2018 alone, including infrastructure and compensation to employees

\$168 billion

estimated amount Amazon's investments added to the U.S. GDP (2010-2018)

275,000

full time jobs directly created by Amazon



Confidentiality & Disclaimer

NAI James E. Hanson (“Broker”) has been appointed as the exclusive broker for this investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

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Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the

Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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