



# Japan Logistics Fund, Inc. Portfolio Booklet



## Specs

Location	3-3-2 Hama-cho, Funabashi, Chiba
Site Area	16,718m <sup>2</sup>
Total Rentable Area	29,556.79m <sup>2</sup>
Structure/Floors	Steel-frame reinforced concrete structure, flat roof, 6 stories
Completed	October 27, 1993
Acquisition Date	May 9, 2005
Acquisition Price	¥8,675 million
Major Tenants	Yamato Transport Co., Ltd., Sojitz Corporation

## Facility Profile

The property is a large-scale, multi-tenant logistics center capable of catering to various consumer distribution needs through an ample number of spacious truck berths and ramps that allow vehicles to enter different floors directly. The center is suitable as a transfer center for the small-lot distribution of a wide variety of goods, and is among only a handful of logistics centers of comparable size in the Tokyo metropolitan area.

## Tenant Profile

The property currently houses Yamato Transport, a major player in the delivery service industry, and Sojitz, one of the five largest trading companies in Japan with many logistics-related companies in its business group, as well as two other tenants. Yamato Transport, which is contracted through a normal lease that expires on October 31, 2013, was actively involved in the development of the property from the design stage to the incorporation of desired specifications. The center is currently utilized as Yamato Transport's most important base for deliveries bound for the eastern Kanto region.

## Location Profile

The center is conveniently situated roughly 30km from the Port of Tokyo, 17km from the Port of Chiba, 47km from Narita International Airport, 3km from the Hanawa Interchange on the Keiyo Expressway and 17km from the Kasai Truck Terminal. The center serves as a junction between the Port of Tokyo and Narita International Airport, both key gateways for international and consumer distribution in the Tokyo metropolitan area.



**Specs**

Location	79 and 79-2 Minato, Urayasu, Chiba
Site Area	19,136m <sup>2</sup>
Total Rentable Area	9,543.72m <sup>2</sup>
Structure/Floors	(1)Steel-frame structure, galvanized steel sheet roof, 1 story (2)Steel-frame structure, galvanized steel sheet roof, 1 story (warehouse); Steel-frame structure, flat roof, 2 stories (office)
Completed	(1) October 8, 1986 and (2) March 31, 1994
Acquisition Date	May 9, 2005
Acquisition Price	¥2,902 million
Major Tenants	Nippon Steel Trading Co., Ltd.

Note: Three buildings occupy the site. In the above table, (1) indicates the building at street number 79, and (2) indicates the buildings at street number 79-2.

**Location Profile**

The property is situated on Tokyo Bay, the gateway to the major commercial hub of the Tokyo metropolitan area, and is located approximately 4km from the Urayasu Interchange on the Metropolitan Expressway Wangan Route. The property occupies a large lot amid a steel complex lined with numerous steel-related warehouses, and also features easy access to Nippon Steel’s Kimitsu steel works.

**Facility Profile**

The property is a one-story building suitable for the storage of heavy cargo. It is also equipped with an overhead traveling crane for the handling of heavy materials and goods.

**Tenant Profile**

The property is fully occupied by Nippon Steel Trading Co., Ltd., the trading arm of the major global Japanese steel manufacturer Nippon Steel Corporation, through a fixed-term 10-year lease expiring on May 27, 2014. Nippon Steel Trading uses the logistics center exclusively for steel products for the Tokyo metropolitan area.



## Specs

Location	1-4 Nagatoro, Hiratsuka, Kanagawa
Site Area	12,795.97m <sup>2</sup>
Total Rentable Area	11,225.72m <sup>2</sup>
Structure/Floors	Steel-frame structure, galvanized steel sheet roof, 2 stories
Completed	September 21, 1990
Acquisition Date	May 9, 2005
Acquisition Price	¥1,466 million
Major Tenants	Nissho Kaiun Co., Ltd.

## Facility Profile

The property features two stories with adequate floor load on the second floor (2 tons per m<sup>2</sup>) and no columns on the floor, enabling considerable ease of use. There are also 15m eaves and a 30m-wide truck yard in front of the property, ensuring ease of mobility on the site.

## Tenant Profile

The property is fully occupied by Nissho Kaiun Co., Ltd., an established marine cargo shipping company based in Yokohama, through a normal lease expiring on August 31, 2013.

## Location Profile

Located approximately 1km from National Route 1 and roughly 10km from the Atsugi Interchange on the Tomei Expressway, the property provides logistics functions within the Shonan area, where producer distribution and consumer distribution needs overlap considerably. The size of the property is compatible with medium-scale logistics needs within the area, and the property is easy to lease and utilize due to its ability to be segmented.



**Specs**

Location	2-5-2 Shin-kiba, Koto-ku, Tokyo
Site Area	5,798.90m <sup>2</sup>
Total Rentable Area	10,616.80m <sup>2</sup>
Structure/Floors	Steel-frame structure, copper roof, 6 stories
Completed	March 15, 1993
Acquisition Date	September 22, 2005
Acquisition Price	¥2,454 million
Major Tenants	Nakano Shokai Co, Ltd.

**Facility Profile**

With a standard ceiling height of 5.5m and standard floor load of 1.5 tons per m<sup>2</sup>, the property can provide sufficient space to meet both flow- and stock-type demand. Two cargo elevators (4.5 ton load capacity) and three vertical lifts (1 ton per pallet) also assure speedy cargo transfer within the facility.

**Tenant Profile**

The property is occupied by Nakano Shokai Co, Ltd., a warehouse and distributions company primarily serving convenience stores and chain restaurants, through a fixed-term 4.5-year lease that expires on February 28, 2015.

**Location Profile**

The property is located in Shin-Kiba in southeast Tokyo, approximately 1.3km from the Shin-Kiba ramp of the Metropolitan Expressway and roughly 13km from Tokyo Port (Oi Pier) on Tokyo Bay. In addition to its proximity to a major commercial hub and an international gateway, it boasts superior access to road transportation, and the vicinity is well-suited to conducting logistics business.



### Specs

Location	12-2 Chidori, Urayasu, Chiba
Site Area	16,421m <sup>2</sup>
Total Rentable Area	31,790.42m <sup>2</sup>
Structure/Floors	Reinforced concrete structure, 5 stories
Completed	January 20, 2006
Acquisition Date	April 21, 2006
Acquisition Price	¥6,000 million
Major Tenants	Tri-net Logistics Co., Ltd.

### Facility Profile

The property was newly constructed as the core logistics facility of Nitto Logistics Co., Ltd., a distribution processing company that merged with Kyogi Warehouse and Toshinsoko, Ltd. to form Tri-net Logistics Co., Ltd., which is the current tenant. With effective column spacing from 8.6m to 10m, a standard ceiling height of 7.2m and a floor load (warehouse) of 1.5 tons per m<sup>2</sup>, the property can meet both goods distribution and storage needs. In addition, the ceilings on the fourth and fifth floors were designed at a height of 3m to enable adequate lighting as well as efficient air conditioning to effectively facilitate distribution processing tasks, such as sorting goods by destination, placing price tags on goods and cargo handling.

### Tenant Profile

The property is currently leased by Tri-net Logistics Co., Ltd., a comprehensive logistics services company specialized in small-lot/large-variety distribution, plastic/resin distribution, controlled-temperature distribution and medical distribution. Tri-net is contracted through a fixed-term 7-year lease expiring on January 10, 2013 and primarily uses the facility for the distribution of general merchandise, apparel and other goods.

### Location Profile

The property is located in Urayasu, one of Chiba's premier areas with a large concentration of logistics facilities due to its excellent access to the Tokyo metropolitan area and its suitability for the storage, delivery and distribution of general consumer goods as well as imports. The property features easy access to international gateways and major roadways, situated approximately 18km from Tokyo Port (Oi Pier), roughly 19km from the Sumida River freight station, approximately 5km from the Kasai Truck Terminal and roughly 3km from the Urayasu Junction on the Metropolitan Expressway Wangan Route. In addition, the property is located amid an environment well-suited to logistics operations, in an area that has been developed specifically to accommodate goods distribution and processing operations and that features the ready availability of local labor resources.



## Specs

Location	3-4-1 Nishiura, Funabashi, Chiba
Site Area	18,192.07m <sup>2</sup>
Total Rentable Area	35,134.44m <sup>2</sup>
Structure/Floors	Reinforced concrete structure, 5 stories
Completed	January 24, 2006
Acquisition Date	February 17, 2006
Acquisition Price	¥5,700 million
Major Tenants	Tri-net Logistics Co., Ltd. and Chubu Unyu K.K.

## Facility Profile

This property was newly constructed as the 2<sup>nd</sup> Logistics Center East of Happinet Corporation, a major wholesaler of toys, audio-visual software and video games among other products. With effective column spacing from 9.7m to 9.9m, a standard ceiling height of 7.1m and a standard floor load of 1.5 tons per m<sup>2</sup>, the facility can handle a broad range of goods in terms of both weight and capacity. In addition, the first floor features dual-sided truck berths that can accommodate 30 large trucks, making the facility ideally suited for goods distribution. The property also features seismic isolation construction to reduce the risk of damage from earthquakes.

## Tenant Profile

The property is currently occupied by Tri-net Logistics, a comprehensive logistics services company specialized in small-lot/large-variety distribution, plastic/resin distribution, controlled-temperature distribution and medical distribution, through a fixed-term 10-year lease expiring on January 31, 2016. The shipping company Chubu Unyu K.K. leases the remainder of the facility.

## Location Profile

Amid the major commercial hub of the Tokyo metropolitan area, the property enjoys a strong competitive edge as a storage and distribution center for general consumer goods. The property is also located along the route between Narita International Airport and central Tokyo, and thus is well-suited for handling not only marine cargo routed through Tokyo and Yokohama Ports, but also air cargo passing through the airport. The property also features easy access to major roadways, situated approximately 7km from the Ichikawa Interchange on the Metropolitan Expressway Wangan Route and roughly 200m from National Route 357. In addition, the property is situated in an environment well-suited to logistics operations, in an area that has been developed specifically to accommodate goods distribution and processing operations and that features the ready availability of local labor resources.



## Specs

Location	3-8-1 Nishiura, Funabashi, Chiba
Site Area	39,686m <sup>2</sup>
Total Rentable Area	73,859.32m <sup>2</sup>
Structure/Floors	Steel-frame structure, galvanized steel roof, 5 stories
Completed	December 26, 1985, etc.
Acquisition Date	March 17, 2006
Acquisition Price	¥9,330 million
Major Tenants	Tri-net Logistics Co., Ltd.

## Tenant Profile

Tri-net Logistics, a comprehensive logistics services company specialized in small-lot/large-variety distribution, plastic/resin distribution, controlled-temperature distribution and medical distribution, is contracted through a normal lease expiring on October 13, 2015.

## Location Profile

Amid the major commercial hub of the Tokyo metropolitan area, the property enjoys a strong competitive edge as a storage and distribution center for general consumer goods. The property is also located along the route between Narita International Airport and central Tokyo, and thus is well-suited to handling not only marine cargo routed through Tokyo and Yokohama Ports, but also air cargo passing through the airport. The property also features easy access to major roadways, situated approximately 7km from the Ichikawa Interchange on the Metropolitan Expressway Wangan Route and roughly 500m from National Route 357. In addition, the property is located in an environment well-suited to logistics operations, in an area that has been developed specifically to accommodate goods distribution and processing operations and that features the ready availability of local labor resources.

## Facility Profile

The property is a core logistics center operated by Kyogi Warehouse, which boasts the largest floor area under its operations within the jurisdiction of the Kanto District Transportation Bureau. With effective column spacing of 7.5m, a standard ceiling height of 6.5m and a standard floor load of 1.2 – 1.5 tons per m<sup>2</sup>, the facility can handle a broad range of goods in terms of both weight and capacity. In addition, two of the three buildings that comprise the property feature multiple-sided truck berths, and the three buildings together possess truck berths for up to 55 trucks and a vast yard that allows for easy maneuverability, making the property suitable for the distribution operations of volume retailers and others that require high traffic volume of transport vehicles. The property is a versatile facility that is large enough to meet the needs of logistics centers for the consolidation of goods, and it can also be segmented for easier leasing.



## Specs

Location	2-32-1 Sakuramoto, Kawasaki, Kawasaki, Kanagawa
Site Area	21,622.41m <sup>2</sup>
Total Rentable Area	41,630.54m <sup>2</sup>
Structure/Floors	Steel-frame reinforced concrete structure, flat roof, 5 stories
Completed	July 14, 1989
Acquisition Date	February 9, 2006
Acquisition Price	¥10,905 million
Major Tenants	Sagawa Global Logistics Co., Ltd.

## Tenant Profile

The property is fully occupied by Sagawa Global Logistics Co., Ltd., a comprehensive Japanese logistics services company and major global player in the logistics industry, through a normal lease expiring on August 31, 2010.

## Location Profile

The Kawasaki area, located in Kanagawa Prefecture and the center of the major commercial hub of the western Tokyo metropolitan area, is particularly well-suited as a location for a delivery center for consumer goods. The property is situated within a 15km radius from major gateways such as Tokyo and Yokohama Ports and Haneda Airport. In addition, the property has superior access to road transport due to its location along an industrial road and easy access to major roadways such as the Metropolitan Expressway Yokohane Route and Wangan Route, as well as the Kawasaki Juukan Line.

## Facility Profile

The property houses a pick-up center on the first floor for door-to-door delivery service providers in the city of Kawasaki and surrounding areas, and is also operated as the Sagawa Ryutsu Center (SRC), a core logistics facility that serves as a distribution processing center for cargo owners, enabling shorter delivery lead times. The property features a vast yard that allows trucks to maneuver easily, and the upper level houses an office as well as space for storing general consumer goods and performing distribution processing work. The property also contains an employee cafeteria, kiosks, an employee lounge and other facilities to enhance the working environment for employees, and the roof provides parking space for roughly 300 vehicles. Eight freight elevators with a load capacity of 2.5 tons per elevator and three passenger elevators with a load capacity of 900kg per elevator also allow for quick movement within the building. The property enjoys scarcity value as a large-scale logistics facility in the Kawasaki area.



**Specs**

Location	3-2-2 Akanehama, Narashino, Chiba
Site Area	14,027.60m <sup>2</sup>
Total Rentable Area	2,442.87m <sup>2</sup>
Structure/Floors	Steel-frame structure, alloy-plated steel sheet roof, 2 stories
Completed	October 5, 2005
Acquisition Date	February 9, 2006
Acquisition Price	¥1,690 million
Major Tenants	Sagawa Express Co., Ltd.

**Tenant Profile**

The property is fully occupied by Sagawa Express Co., Ltd., a Japanese forwarder that is among the global leaders in the industry, through a fixed-term 20-year lease expiring on October 20, 2025.

**Location Profile**

The Narashino area is accessible via public transportation from Tokyo, Chiba and inland areas, and has a high concentration of logistics facilities. The property features convenient access to major roadways, situated approximately 3km from the Wangan Narashino Interchange on the Higashi-Kanto Expressway and the Hanawa Interchange on the Keiyo Highway, and is ideally suited as a delivery center for door-to-door delivery services that require a high volume of truck traffic. The property’s location within the Keiyo Port District is also an environment favorable for logistics operations.

**Facility Profile**

Newly constructed following the consolidation of the Chiba area centers of Sagawa Express Co., Ltd., the property is a model facility that serves as a pick-up center. The wide column spacing of up to 24m facilitates easy layout of shipping operations, sorting equipment and facilities. With three-sided truck berths that can accommodate up to 31 large trucks and 50 small trucks as well as ample parking space and stand-by space, the property possesses the specifications demanded by a typical regional delivery center, and thus assists in improving work efficiency and reducing costs for the tenant. A great deal of attention has been paid to ensuring safety and reducing workloads, and adequate lighting is maintained to ensure that on-site tasks are performed accurately. An employee lounge and shower rooms are also provided to enhance the overall working environment.



## Specs

Location	2873-17 Natsushima-cho, Yokosuka, Kanagawa
Site Area	11,790.09m <sup>2</sup>
Total Rentable Area	21,364.11m <sup>2</sup>
Structure/Floors	Steel-frame structure, galvanized steel sheet roof, 5 stories
Completed	July 31, 1990
Acquisition Date	February 9, 2006
Acquisition Price	¥3,305 million
Major Tenants	Paltac Co., Ltd.

## Facility Profile

The property is operated as a delivery center that covers the entire Kanagawa Prefecture. The loading and unloading system installed between the first floor and upper floors enables the quick transfer of goods, and wide column spacing from 9.8m to 12.0m allows the facility to effectively operate as a delivery center with distribution processing functions.

## Tenant Profile

The property is one of the large-scale, high-tech logistics centers that Paltac Co., Ltd. occupies throughout the country, which the company calls regional distribution centers (RDC). Paltac, which provides specialized logistics services to retailers, is under contract through a normal lease that expires on September 30, 2010.

## Location Profile

The Yokosuka area can meet not only the consumer distribution needs of the western Tokyo metropolitan area, but can also serve producer distribution needs due to the high concentration of automotive industry operations in Yokosuka. The property enjoys easy access to major roadways, situated approximately 2km from National Route 16 and roughly 5km from the Zushi Interchange on the Yokosuka Toll Road. Due to its location in an area with a high concentration of industrial facilities, the property is situated in an environment favorable for distribution operations.



## Specs

Location	1734-4 Kamikouya, Yachiyo, Chiba, etc.
Site Area	29,103.38m <sup>2</sup>
Total Rentable Area	17,689.95m <sup>2</sup>
Structure/Floors	Steel-frame structure, slate roof, 1 story
Completed	April 24, 1972 and September 11, 2000, etc.
Acquisition Date	February 9, 2006
Acquisition Price	¥2,266 million
Major Tenants	—

## Facility Profile

Its single-story structure is suitable for the distribution of products that require quick processing of arrivals and shipments. In addition, with ample truck stand-by areas and on-site work space as well as ten temperature-controlled sections, each with its own dock shelter, the property serves as a consumer distribution-oriented facility that can handle a wide range of goods, including general merchandise, food and beverages.

\*TC (transfer center)/DC (distribution center)-type facilities are not intended for the long-term storage of goods.

## Tenant Profile

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## Location Profile

As a distribution-oriented delivery center serving the northwestern region of Chiba Prefecture, the property is located in an advantageous area. The property enjoys easy access to major roadways, situated approximately 8km from the Chiba Kita Interchange on the Higashi-Kanto Expressway and roughly 2km from National Route 16. In addition, due to its location within Chiba Prefecture's Kamikoya Industrial Park and the ready availability of local labor resources, the property is located in an environment well-suited to logistics operations.



## Specs

Location	2-3-1 Fukuura, Kanazawa-ku, Yokohama, Kanagawa
Site Area	20,080.79m <sup>2</sup>
Total Rentable Area	35,882.64m <sup>2</sup>
Structure/Floors	Steel-frame reinforced concrete and steel-frame construction with alloy coating, galvanized steel sheet roof, 6 stories
Completed	February 25, 2007
Acquisition Date	September 13, 2007
Acquisition Price	¥9,800 million
Major Tenants	Sagawa Express Co., Ltd., Terrada Warehouse Company, and Nippon Express Co., Ltd.

## Facility Profile

Newly constructed following the consolidation of the Kanagawa area centers of Sagawa Express Co., Ltd., the first floor of the property serves as a collection and delivery facility for Sagawa Express' Kanagawa operations. The upper levels of the facility, which are accessible via ramps from directly accessible truck berths on the second story, feature a structure that enables leasing in three separate areas, depending on tenants' needs. The property is a multi-purpose logistics facility that effectively combines the unique attributes of the first floor, which responds to specific tenant needs, and the general-purpose upper levels.

The property is equipped with a standard ceiling height of 7.2m, a standard floor load of 1.5t/m<sup>2</sup>, three passenger elevators, six freight elevators and two vertical conveyors.

## Tenant Profile

The first floor of the property is currently occupied by Sagawa Express, a major global player in the delivery services industry, through a fixed-term 20-year lease expiring on March 20, 2027. The upper levels of the property are leased by Terrada Warehouse Company, a logistics outsourcing company specialized in apparel and interior products.

## Location Profile

Situated roughly 15km south of the major commercial hub of central Yokohama, the property is located in an area well-suited to consumer logistics as well as import and export logistics via Yokohama Port. Demand from manufacturing companies can also be expected due to the property's location within the site of the Kanazawa Industrial Park, which contains a number of manufacturing businesses.

The property enjoys superb road access, roughly 1km from the Sachiura Interchange and 2km from the Namiki Interchange on the Metropolitan Expressway Wangan Line, and its coverage of both Tokyo and Yokohama provides a significant competitive edge. The property also has excellent access as a logistics hub, situated roughly 18km from Yokohama Port and 21km from the freight station of Yokohama-Hazawa Station, and boasts excellent commuting convenience, located within walking distance of Fukuura Station on the Yokohama New Transit Seaside Line.



## Specs

Location	2039-1, Kamikouya, Yachiyo, Chiba, etc.
Site Area	17,012.01m <sup>2</sup>
Total Rentable Area	32,389.70m <sup>2</sup>
Structure/Floors	Steel-frame construction, partial CFT construction, 5 stories
Completed	August 24, 2007
Acquisition Date	October 1, 2007
Acquisition Price	¥5,300 million
Major Tenants	Amazon Japan Logistics K.K.

## Tenant Profile

The property is occupied by Amazon Japan Logistics K.K., the logistics arm of the major e-commerce provider of general merchandise, through a normal lease that expires on September 30, 2022.

## Location Profile

The site is well-suited to logistics operations, situated in Chiba Prefecture's Kamikoya Industrial Park near a developing residential district that ensures ready availability of local labor resources as well as excellent access to major roadways, situated roughly 8km from the Chiba Kita Interchange of the Higashi-Kanto Expressway and roughly 2km from National Route 16.

## Facility Profile

The property was newly established as a consumer-oriented DC-type\* logistics facility to handle the general merchandise of Amazon Japan, the operator of the major e-commerce website.

The property is a large-scale logistics facility equipped with a standard ceiling height of 6.6m, a standard floor load of 1.5t/m<sup>2</sup>, two passenger elevators, four freight elevators and ten vertical conveyors. Each floor contains a space exceeding 6,000m<sup>2</sup> for the efficient storage of goods, picking and shipping operations. The facility is equipped for its main function as a DC-type distribution center, with dual-sided truck berths and a layout that enables the smooth flow of inbound and outbound cargo.

\*DC (distribution center)-type distribution centers are logistics centers that serve as short-term storage facilities for swiftly moving merchandise.



## Specs

Location	10-1 Chidori, Urayasu, Chiba
Site Area	2,645.34m <sup>2</sup>
Total Rentable Area	6,192.80m <sup>2</sup>
Structure/Floors	Steel-frame reinforced concrete structure, flat roof, 5 stories
Completed	January 16, 2001
Acquisition Date	February 8, 2008
Acquisition Price	¥1,640 million
Major Tenants	Nakano Shokai Co., Ltd.

## Facility Profile

The property can handle the needs of both logistics-type and storage-type operations due to its wide column spacing from 8.4m to 10.0m, a standard ceiling height of 5.5m and a standard floor load of 1.5t/m<sup>2</sup>. The fifth floor ceiling height is limited to 3.0m to provide the necessary lighting and efficient air-conditioning required for performing both distribution processing functions such as sorting, attaching price tags and picking, as well as general administrative functions.

## Tenant Profile

The property is occupied by Nakano Shokai Co., Ltd., a warehouse and distributions company primarily serving convenience stores and chain restaurants, through a normal lease that expires on February 7, 2011.

## Location Profile

The Urayasu area is one of Chiba's premier areas with a large concentration of logistics facilities due to its excellent access to the Tokyo metropolitan area and Tokyo Port (Oi Pier) and its suitability for the storage, delivery and distribution of general consumer goods as well as the distribution of imports. In addition, the property is located in an environment well-suited to logistics operations, in an area that has been developed specifically to accommodate goods distribution and processing operations and that features the ready availability of local labor resources.

The site features easy access to international gateways and major roadways, situated roughly 19km from Tokyo Port, roughly 19km from Tokyo Freight Terminal Station, roughly 6km from the Kasai Truck Terminal and approximately 4km from the Urayasu Junction on the Metropolitan Expressway Wangan Route.



## Specs

Location	1-8-36 Tajiri, Ichikawa, Chiba
Site Area	9,801.27m <sup>2</sup>
Total Rentable Area	18,686.12m <sup>2</sup>
Structure/Floors	Steel-frame reinforced concrete and steel-frame construction with zinc coating, galvanized steel sheet roof, 4 stories
Completed	February 25, 2008
Acquisition Date	March 26, 2008
Acquisition Price	¥4,550 million
Major Tenants	Tokyo Logistics Factory Co., Ltd.

## Facility Profile

The property is a general-purpose building with ample column spacing from 9.0m to 12.0m, a standard ceiling height of 6.0m and a standard floor load of 1.5t/m<sup>2</sup>. As a facility equipped with dual-sided berths and space for 28 large trucks, as well as a total of four elevator banks that allows for the rapid loading and unloading of freight and the efficient movement of freight within the warehouse, the facility can handle the needs of both logistics-type and storage-type operations.

The facility also allows for layouts that can separate berths, office space and common areas, and the warehouse space on the first through fourth floors all function as spaces well-suited to logistics processing operations.

## Tenant Profile

The property is occupied by Tokyo Logistics Factory Co., Ltd., a warehouse company specialized in truck and automotive transport, through a normal lease that expires on March 31, 2023.

## Location Profile

The Ichikawa area enjoys excellent access to the Tokyo metropolitan area as well as to gateways along the coast including Tokyo Port and Haneda Airport, and is well-suited to the storage, delivery and distribution of general consumer goods as well as the distribution of imports. The property is situated a short distance from the Ichikawa Interchange on the Keiyo Expressway, and with the planned expansion of the Tokyo Gaikan Expressway in the future, further improved convenience can be expected. Additionally, the surrounding environment is well-suited to logistics operations as it allows for around-the-clock operations and features the ready availability of local labor resources.



## Specs

Location	2-13-32 Shinonome, Koto-ku, Tokyo
Site Area	30,283.33m <sup>2</sup>
Total Rentable Area	34,415.56m <sup>2</sup>
Structure/Floors	Steel-frame reinforced concrete structure, flat roof, 5 stories
Completed	February 8, 2006
Acquisition Date	February 26, 2009
Acquisition Price	¥11,800 million
Major Tenants	Sagawa Express Co., Ltd.

Note: JLF owns 47% and Industrial & Infrastructure Fund Investment Corporation (hereafter, "IIF") owns 53% of the real estate beneficiary interests in trust. In addition, IIF and the trustee, The Sumitomo Trust and Banking Co., Ltd., have signed a trust beneficiary agreement.

## Tenant Profile

The property is currently occupied by Sagawa Express, a major global player in the delivery services industry, through a fixed-term 20-year lease expiring on February 20, 2026.

## Location Profile

The property enjoys extremely high scarcity value as a logistics base located along the coast in the Tokyo metropolitan area, situated roughly 7km from JR Tokyo Station. The property's location, roughly 2km from the Ariake Interchange on the Metropolitan Expressway Wangan Route and 3km from the Shin-Kiba Interchange, features excellent access to major roadways, facilitating transport that covers the entire Tokyo metropolitan area.

Due to its location within Tokyo's 23 wards, the largest commercial hub in Japan, the property is well-suited to the storage and delivery of general consumer goods and express delivery parcels. In addition, due to its favorable access to gateways such as Tokyo Port (Oi Pier) and Haneda Airport, demand from international logistics can also be expected. Due to the lack of residences in the surrounding neighborhood, the facility can be run around the clock, and the location features both a high degree of convenience for commuters, ensuring relatively ready availability of local labor resources, and conditions that make it well-suited to today's logistics operations.

## Facility Profile

The property is a logistics complex that houses a number of functions, including a transfer center on the first floor for door-to-door delivery of parcels, a regional sales office for delivery operations on the third floor and a mail center on the fifth floor. The second and fourth floors have vaulted constructions, and office space is located on the outer edge of the second floor.

Each floor has more than 10.0m of column spacing and ample space secured for the installation of material handling equipment. The facility features specifications useful as a TC-type distribution center, such as direct truck access via ramps and dual-sided trucks berths on the first and third floors, enabling rapid and effective sorting as well as loading and unloading of freight.



## Specs

Location	3-6-3 Akanehama, Narashino, Chiba
Site Area	25,020m <sup>2</sup>
Total Rentable Area	49,809.58m <sup>2</sup>
Structure/Floors	Steel-frame construction with alloy coating, galvanized steel sheet roof, 5 stories
Completed	January 20, 2008
Acquisition Date	March 2, 2010
Acquisition Price	¥7,875 million
Major Tenants	Nakano Shokai Co., Ltd. Yamato Logistics Co., Ltd. Sanyo Electric Logistics Co., Ltd.

Note: JLF owns 90% and the affiliate of Prologis K.K. owns 10% of the real estate beneficiary interests in trust.

## Tenant Profile

There has been the fixed-term leasing contracts with the leading logistics companies as follows; Nakano Shokai Co., Ltd. (a company offering broad-based logistics services in eastern Japan), Yamato Logistics Co., Ltd. (a company providing corporate logistic services that is a member of the door-to-door parcel delivery giant Yamato Transport Group), and Sanyo Electric Logistics Co., Ltd. (a company with strengths in third-party logistics that is affiliated with an integrated manufacturer of household electronic appliances). These tenants are using the property as a distribution processing center for apparel, daily necessities, and as a distribution center for deliveries to consumers and for consumer electronics stores selling PC peripherals and other products.

## Location Profile

The Narashino area offers excellent access to the Tokyo and Chiba bayside areas and to the inland areas of the national capital region. It is home to many logistic centers, such as the delivery centers of major long-distance trucking businesses. The property is located near the Hanawa Interchange of the Keiyo Expressway and the Wangan Narashino Interchange of the Higashi-Kanto Expressway, and it has easy access to major roads. Site conditions are therefore ideal for consumer-oriented logistics covering the central Tokyo area and the Keiyo waterfront area. There is also ready access to such gateways as the Port of Tokyo (Oi Wharf), Tokyo International Airport (Haneda), and Narita International Airport, making it ideal for air and marine cargo. The site can handle 24-hour operations, and labor is also readily available since workers can commute to work via the Shin-Narashino Station of the JR Keiyo Line. Site conditions are therefore well suited for logistics operations.

## Facility Profile

The facility has an effective column interval of 10.0 m, an effective ceiling height of 5.5 m, and a standard floor load of 1.5 t/m<sup>2</sup> making it suitable for large-scale, general-purpose logistic centers. The facility was built for multiple tenant use. The first floor has high-floor, dual-sided truck berths (a total of 38 berths), and single-sided berths (19 berths) are accessible by ramp from the fourth floor. Partitioned areas have separate vertical conveyors and freight elevators, enabling rapid inbound and outbound deliveries and loading and unloading operations for each tenant. Property infrastructure, such as IT-ready office space, a parking lot (capacity: 85 vehicles), and 24-hour in-person security, will satisfy the diverse needs of tenant companies. Also, the property was designed with the global environment in mind, as evidenced by the use of rooftop greenery and walls with high thermal insulation.



**Specs**

Location	Takahama-machi 1, Ichikawa, Chiba
Site Area	38,727.25m <sup>2</sup>
Total Rentable Area	73,886.66m <sup>2</sup>
Structure/Floors	Reinforced-concrete structure, 5-story building
Completed	October 9, 2009
Acquisition Date	September 3, 2010
Acquisition Price	¥17,415 million
Major Tenants	TOMY Company, Ltd. JR East Logistics Co., Ltd.

Note: JLF owns 90% and the affiliate of Prologis K.K. owns 10% of the real estate beneficiary interests in trust.

**Facility Profile**

The large-scale facility has an effective column interval of 10.0 m, a clear height of 5.5 m (4.5 m in some parts), and a standard floor load of 1.5 t/m<sup>2</sup>, allowing for flexibility for the tenants' various distribution facility requirements. Designed for use by multiple tenants, the facility supports rapid inward and outward movement of goods and freight handling for each respective tenant. There are two one-way spiral ramps allowing direct access to each floor, as well as continuous vertical conveyors between the second and fifth floors (three already installed with additional secured space for ten more).

The facility is also equipped with additional value-added features, including 24-hour security provided by security guards, as well as a cafeteria and convenience store on the top floor, in addition to various other employee amenities. While the facility specification has been developed with the highest standards including a seismic isolation structure, the facility has been certified as CASBEE class "A"(Note), reflecting the importance of environmentally friendly sustainable facilities.

Note: The Comprehensive Assessment System for Building Environment Efficiency (CASBEE) is an environmental performance rating system for buildings. In addition to performance factors relating to the reduction of environmental loads, such as energy and resource conservation and recyclability, the comprehensive assessments also cover other factors, such as internal comfort and consideration for the visual impact.

**Tenant Profile**

TOMY Company, Ltd., one of the leading toy manufacturers, has a fixed-term lease for the third, fourth and fifth floors and part of the second floor, with the facility serving as its nationwide distribution center and base for various logistics services, including product inspection and distribution processing.

JR East Logistics Co., Ltd., a logistics subsidiary of East Japan Railway Company, has a fixed-term lease for the first floor and part of the second floor, utilizing the facility as their distribution hub for convenience stores located in the premises of JR train stations throughout the Tokyo Metropolitan Area.

**Location Profile**

The Ichikawa area offers excellent access to the Tokyo Metropolitan Area and major coastal gateways, including Tokyo Bay and Haneda Airport. It is an ideal location for storage and shipping bases for consumer logistics, and for international logistics bases, especially for imports.

This property is close to the Chidoricho Interchange on the Bayshore (Wangan) Route of the Metropolitan Expressway and the Ichikawa Interchange on the Keiyo Expressway, and accessibility will be further enhanced with the completion of a planned extension to the Tokyo-Gaikan Expressway. It is relatively easy to secure workforce from neighboring residential areas located within walking distance. The suitability of the location for the logistics business is further enhanced by its surrounding environment which makes 24-hour operations possible.



## Specs

Location	2-1-1, Midorigaoka, Daito, Osaka
Site Area	71,837.28m <sup>2</sup>
Total Rentable Area	92,730.14m <sup>2</sup>
Structure/Floors	Steel-frame structure, galvanized steel sheet roof, 4 stories, etc.
Completed	July 31, 1989, etc.
Acquisition Date	May 9, 2005
Acquisition Price	¥9,762 million
Major Tenants	Settsu Warehouse Co., Ltd.

## Facility Profile

The property is a large distribution center in eastern Osaka, one of the major commercial hubs in the Kansai area. To serve such a large market, distribution centers must have large-scale facilities, and the property has enough facilities to satisfy this requirement.

## Tenant Profile

The property is currently occupied by Settsu Warehouse through a normal lease expiring on July 31, 2030. For Settsu Warehouse, which delivers and distributes consumer goods such as food products and household goods, the property serves as a core regional delivery center suitable for all types of distribution.

## Location Profile

The property is located near the Prefectural Highway Osaka Ikoma Route, approximately 1km southwest of Nozaki Station on the JR Gakken Toshi Line. The Osaka Ikoma Route is a relatively busy main highway that links Osaka and Nara Prefectures. The site also features easy access to the Mizuhai Junction on the Hanshin Expressway only 4km away.

The property is also situated approximately 27km from the Port of Osaka, roughly 30km from Osaka International Airport, roughly 60km from Kansai International Airport and approximately 10km from the Higashi Osaka Truck Terminal. The property is accessible from central Osaka and features the ready availability of local labor resources required for distribution processing and goods sorting. Due to these characteristics, constant and strong demand from large-scale customers using the center as a delivery base for consumer goods can be expected.



## Specs

Location	2-1-36 Fukuzaki, Minato-ku, Osaka
Site Area	16,576.21m <sup>2</sup>
Total Rentable Area	23,726.80m <sup>2</sup>
Structure/Floors	Steel-frame structure, alloy-plated steel sheet roof, 7 stories
Completed	October 28, 2004
Acquisition Date	May 9, 2005
Acquisition Price	¥4,096 million
Major Tenants	Ricoh Logistics Systems Co., Ltd.

## Facility Profile

The property is a highly functional distribution center that was planned, developed and constructed for the Ricoh Group, a global office automation and information-related equipment manufacturer, for use as a distribution center for western Japan centering on Osaka. The center has a total floor area of more than 23,000m<sup>2</sup> and is a highly versatile facility.

## Tenant Profile

The property is currently occupied by Ricoh Logistics System, an independent subsidiary of the Ricoh Group that provides logistics services specialized in electric precision parts, OA machinery, telecommunication equipment and electronics and machine parts, through a normal lease that expires on November 30, 2014.

## Location Profile

The property is situated approximately 3km from the Tenpozan Junction on the Hanshin Expressway No. 5 Wangan Route and roughly 45km from Kansai International Airport. It is located at the Port of Osaka, a gateway for international distribution in the major commercial hub of central Osaka. The site offers great advantages in terms of import distribution among manufacturers and delivery distribution for major commercial hubs. The property's attributes and location enable the rapid sorting and delivery of goods to commercial hubs, and the property is thus well-suited as a transfer center for general consumer goods, which are increasingly being imported from overseas in recent years.



## Specs

Location	92 Haruhi-gogashima, Kiyosu, Aichi
Site Area	10,457.02m <sup>2</sup>
Total Rentable Area	10,457.02m <sup>2</sup>
Structure/Floors	N/A
Completed	N/A
Acquisition Date	December 25, 2006
Acquisition Price	¥685 million
Major Tenants	Ryoshoku Liquor Co., Ltd.

## Tenant Profile

The property is currently occupied by Ryoshoku Liquor, a major wholesaler of alcoholic beverages, and its subsidiary, a wholesaler dealing in food products, through a business-use fixed-term land lease expiring on November 30, 2015.

## Location Profile

The property features excellent highway access, located approximately 0.7km from the Haruhi Interchange on the Nagoya Expressway Route 16 Ichinomiya Route and 1.9km from the Kiyosu Junction, which connects the Meigi Bypass, itself linking with the Meishin Expressway, and the Higashimeihan Expressway (Nagoya Ring Route 2). The property is situated in an area with a concentration of logistics facilities roughly 10km from central Nagoya in an environment well-suited to logistics operations, and occupies a site whose scale enables it to serve as an intensive base.



## Specs

Location	9-7 Tonoshima-cho, Kadoma, Osaka
Site Area	3,975.60m <sup>2</sup>
Total Rentable Area	7,293.92m <sup>2</sup>
Structure/Floors	Steel-frame reinforced concrete structure, flat roof, 5 stories
Completed	March 26, 1993
Acquisition Date	June 27, 2007
Acquisition Price	¥989 million
Major Tenants	Kowa Co., Ltd.

## Facility Profile

The property is a comparatively large logistics facility for its location in an urban district. It is equipped with effective column spacing from 7.9m to 9.4m, a standard ceiling height from 5.8m to 6.0m on each floor and a floor load (warehouse section) of 1.2 tons per m<sup>2</sup>, making it a suitable storage and delivery base for both general consumer goods and manufactured goods. In the past, it benefited from the high population density of its locale and served as a trunk room storage facility.

## Tenant Profile

The property is currently occupied by Kowa Co., Ltd., a diversified manufacturer of medical devices, pharmaceuticals and chemical products, through a fixed-term, 5-year and 5-month lease expiring on March 31, 2013.

## Location Profile

The property is situated in an area well-suited to consumer logistics operations, due to its location within a 10km radius east of central Osaka, a major commercial hub serving the larger Kansai area. Due to its proximity to the production bases of many major manufacturers, the facility can also expect to benefit from manufacturing logistics demand.

The property also enjoys excellent access to major roadways, located approximately 1km from the Kadoma Interchange on the Kinki Expressway and 3km from the Moriguchi Exit of the Hanshin Expressway, effectively ensuring a competitive advantage in terms of broad coverage of the Kansai area. Furthermore, it enjoys excellent access to key nodal points in the area's logistics network, including the Kita-Osaka Truck Terminal only 8km away and the Osaka Freight Terminal Station only 5km away. These advantages, along with the ready availability of local labor resources, suggest that the property is ideally suited as a location for logistics operations. Moreover, the property also stands to benefit from the lack of service currently provided by large-scale logistics facilities to the inland Osaka area.



## Specs

Location	790-1 Nagata, Shimozue, Komaki, Aichi, etc.
Site Area	11,057.18m <sup>2</sup>
Total Rentable Area	9,486.45m <sup>2</sup>
Structure/Floors	Steel-frame structure, alloy-plated steel sheet roof, 2 stories
Completed	August 5, 1994
Acquisition Date	December 27, 2007
Acquisition Price	¥2,100 million
Major Tenants	Nippon Access, Inc.

## Facility Profile

The property was designed as a DC-type logistics center that reflects the requested specifications of the tenant, serving as its delivery base for the Chubu region. The facility is divided into sections to enable various temperature-controlled environments (freezer storage, refrigerated storage and normal temperature storage) for the tenant's products, and ample space is secured for efficient incoming and outgoing cargo processing, sorting and picking operations. The facility is also equipped with dual-sided berths to handle frequent traffic, and of the 28 shipping entrances, 15 feature dock shelters. These and other attributes of the facility enable the maintenance of product freshness, the improvement of on-site operational efficiency and the reduction of costs.

## Tenant Profile

The property is currently occupied by Nippon Access, a major wholesaler and distributor of general consumer and food products, through a normal lease expiring on August 31, 2014.

## Location Profile

The site serves as a node for the area and features excellent access to expressways and major gateways, situated approximately 6km from the Komaki Interchange on both the Tomei Expressway and the Meishin Expressway. As such, the area is attracting attention as a central logistics base that can provide coverage of the entire Chubu region.

The property is situated in an area well-suited to consumer logistics operations, due to its location within 15km of Nagoya, a major commercial hub serving the entire Chubu region. Due to its proximity to the production bases of many major manufacturers, the facility can also expect to benefit from manufacturing logistics demand. Due to its location within an area dedicated to manufacturing, the facility can be run around the clock. Coupled with the comparatively ready availability of local labor resources, the site is thus ideally suited as a location for logistics operations.



## Specs

Location	548-1, Kakinokijima, Nishinoshima Komaki, Aichi, etc.
Site Area	9,740.44m <sup>2</sup>
Total Rentable Area	10,708.41m <sup>2</sup>
Structure/Floors	Steel-frame structure, alloy-plated steel sheet roof, 2 stories
Completed	March 27, 1992
Acquisition Date	October 10, 2008
Acquisition Price	¥1,800 million
Major Tenants	Footwork Express Co., Ltd.

## Facility Profile

The property is equipped with specifications well-suited to a distribution-type logistics facility, including uncommonly ample space for the flow of cargo in a two-story steel-frame structure, effective column spacing from 10.0m to 18.0m, a standard ceiling height of 4.0m and a floor load on the first floor that enables the use of forklifts and other heavy equipment.

The facility is also equipped with one-sided berths that can accommodate 20 trucks as well as two elevators, enabling the rapid handling of incoming and outgoing cargo and smooth workflow within the warehouse. Additionally, the property also houses an office section, company dormitory and rest facilities.

## Tenant Profile

The property is currently occupied by Footwork Express, a logistics firm specialized in domestic and overseas logistics solutions and supply chain management, through a normal lease expiring on December 19, 2012.

## Location Profile

The site serves as a node for the area and features excellent access to expressways and major gateways, situated approximately 1km from the Komaki Interchange on both the Tomei Expressway and the Meishin Expressway. As such, the area is attracting attention as a central logistics base that can provide coverage of the entire Chubu region.

The property is situated in an area well-suited to consumer logistics operations, due to its location within 15km of Nagoya, a major commercial hub serving the entire Chubu region. Due to its proximity to the production bases of many major manufacturers, the facility can also expect to benefit from manufacturing logistics demand. The residential area near the site also provides comparatively ready availability of local labor resources, and the site is thus well-suited as a location for logistics operations.



### Specs

Location	904-12 and 258-14 Kamimasuda-machi, Maebashi, Gunma
Site Area	16,241.43m <sup>2</sup>
Total Rentable Area	3,455.53m <sup>2</sup>
Structure/Floors	Steel-frame structure, alloy- plated steel sheet roof, 2 stories
Completed	February 4, 2005
Acquisition Date	May 9, 2005
Acquisition Price	¥1,230 million
Major Tenants	Sagawa Express Co., Ltd.

### Facility Profile

The property is a model facility, newly constructed following the consolidation of Sagawa Express' Maebashi and Isezaki area centers, which serves as a pick-up center. As a regional pick-up center, the property boasts superior specifications that can improve efficiency and facilitate cost reductions in goods sorting operations. In addition, much attention has been paid to ensuring safety and reducing workloads.

### Tenant Profile

The property is currently occupied by Sagawa Express, a major global player in the delivery services industry, through a fixed-term 20-year lease that expires on February 20, 2025.

### Location Profile

The property is located within the distribution and industrial complexes that are situated approximately 9km from the center of Maebashi, the prefectural capital of Gunma Prefecture, and roughly 10km from Isezaki City. The property is located approximately 4km from the Komagata Interchange on the Kita-Kanto Expressway and also boasts easy access to the Kan-Etsu Expressway. The property also benefits from its location adjacent to the fully operational distribution centers of various major corporations.



## Specs

Location	1-371-8 Kawasaki, Hanyu, Saitama
Site Area	20,988.43m <sup>2</sup>
Total Rentable Area	3,518.58m <sup>2</sup>
Structure/Floors	Steel-frame structure, 2 stories
Completed	October 20, 2005
Acquisition Date	November 18, 2005
Acquisition Price	¥1,705 million
Major Tenants	Sagawa Express Co., Ltd.

## Facility Profile

The property is a model delivery base that was newly established along with the integration of bases in the northern Saitama area. The facility was designed to improve efficiency and reduce costs in handling cargo through truck berths along three sides of the building, column spacing of 24m, a large parking area and a bright and comfortable indoor working environment. In addition, much attention was paid to ensuring safety and reducing workloads in the design of the facility.

## Tenant Profile

The property is currently occupied by Sagawa Express, a major global player in the delivery services industry, through a fixed-term 20-year lease that expires on October 20, 2025.

## Location Profile

The property is situated in the Hanyu Shimokawasaki Industrial Park, approximately 7km from the Hanyu Interchange of the Tohoku Expressway and roughly 200m from National Route 122. In recent years, the Hanyu/Kazo district where the property is located has drawn attention as a distribution base due to its convenient coverage of the Tokyo metropolitan and Tohoku areas via the Tohoku Expressway.



## Specs

Location	802-2 Nishinoya, Kazo, Saitama
Site Area	26,530.67m <sup>2</sup>
Total Rentable Area	24,574.40m <sup>2</sup>
Structure/Floors	Steel-frame structure, alloy-plated steel sheet roof, 2 stories
Completed	March 31, 2007
Acquisition Date	November 15, 2007
Acquisition Price	¥4,010 million
Major Tenants	Trancom Co., Ltd.

## Tenant Profile

The property is currently occupied by Trancom, a logistics firm specialized in automobiles and related equipment, through a fixed-term, 5-year lease expiring on May 31, 2012.

## Location Profile

The site features excellent transport access, situated roughly 8km from the Kazo Interchange on the Tohoku Expressway and 1km from National Route 122, and is convenient as a logistics center, covering a wide area via the Tohoku Expressway. Its location within the Kisai Fujinodai Industrial Park also satisfies the locational requirements for logistics operations. The Ken-O Expressway is also scheduled to open in the vicinity, making the area more attractive for consumer-oriented logistics centers.

## Facility Profile

The property has a standard ceiling height of 6.3m to 7.0m, a standard floor load of 1.5 tons per m<sup>2</sup> and features three freight elevators and four vertical conveyors, with space to install five additional vertical conveyors. Since each floor of the storage section has a floor area of 11,824.40m<sup>2</sup> and the second floor has no pillars, the facility can accommodate the needs of a centralized logistics center with a highly flexible internal layout and specifications that enable rapid and efficient logistics operations.

Because the property can be divided and leased, it can also flexibly meet tenant needs. Featuring berths that can accommodate 52 large trucks, a large yard and a spacious parking lot, it is well-suited to consumer-oriented logistics operations that require frequent incoming and outgoing deliveries, facilitating a generalized design that can also accommodate industrial logistics.



## Specs

Location	1-2-1 Minami Shinozaki, Kazo, Saitama
Site Area	13,039.17m <sup>2</sup>
Total Rentable Area	25,130.62m <sup>2</sup>
Structure/Floors	Steel-frame and steel-reinforced concrete structure with zinc coating, galvanized steel sheet roof, 5 stories
Completed	March 4, 2008
Acquisition Date	March 10, 2009
Acquisition Price	¥3,790 million
Major Tenants	Hitachi Transport System, Ltd.

## Facility Profile

The property features general-purpose building specifications currently demanded for a logistics facility, including effective 11.5m by 9.0m column spacing, a standard ceiling height from 6.2m to 6.5m, a standard floor load of 1.5 tons per m<sup>2</sup>, elevated berths that can accommodate 25 trucks, six vertical conveyors and two freight elevators, enabling rapid incoming and outgoing cargo operations. Lighting within the warehouse is also installed at a higher level than normal, enabling smooth distribution processing.

## Tenant Profile

The property is currently occupied by Hitachi Transport System, a diversified logistics solution provider specialized in heavy machinery, production equipment and precision instruments, through a normal lease expiring on April 30, 2018.

## Location Profile

The site is very convenient as a delivery base covering a wide area via the Tohoku Expressway from central Tokyo to the Tohoku region. With the Ken-O Expressway also scheduled to open in the vicinity, the location is gaining attention as a leading logistics base in Saitama Prefecture. In addition to favorable road access, situated roughly 2km from the Kazo Interchange on the Tohoku Expressway and 1km from National Route 122, demand for logistics from manufacturers can be expected due to the presence of industrial parks in neighboring Kuki City, Kisai Town and Hanyu City.

Due to its location within an industrial park, the facility can be run around the clock. The site also features the ready availability of local labor resources due to its location within walking distance of a residential area. The site is thus ideally suited as a location for logistics operations.