

## Location Attributes

- ✓ A/B suburban locations within hour of downtown
- ✓ 5-mile median incomes \$80k+
- ✓ If incomes < \$80k, 5-mile population 200k+
- ✓ Low-to-moderate crime rates
- ✓ Within 2-3 miles of major highway systems
- ✓ Located in business parks or around other industrial
- ✓ Nearby new construction housing communities
- ✓ Proximate to retail amenities

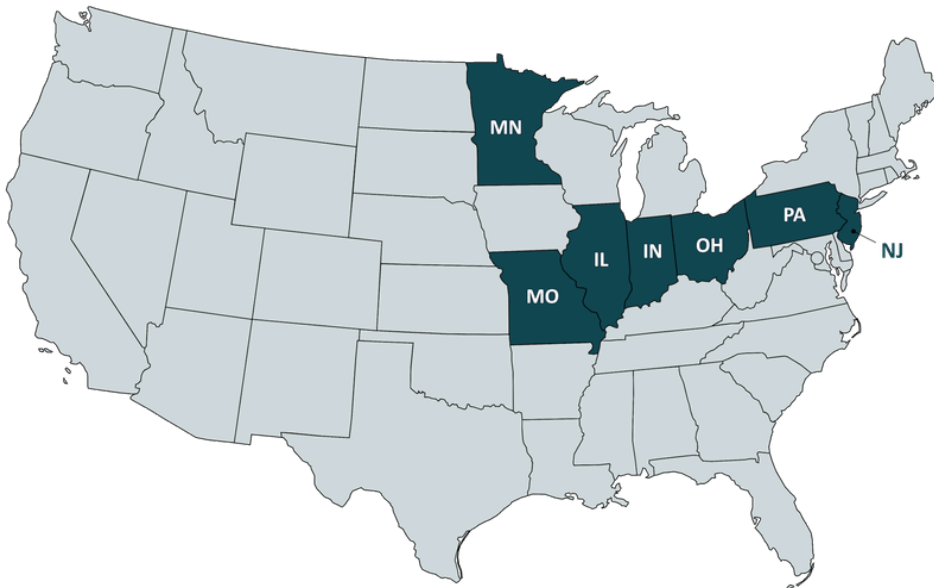
## Investment Parameters

- ✓ Multi-tenant, flex industrial
- ✓ Avg. tenant size <7,500 SF
- ✓ Grade level or dock high loading per suite
- ✓ Min. 14' clear height in warehouse
- ✓ Office finish <50% across bldg.
- ✓ Min. one small office and bathroom per suite
- ✓ Buildings 1980s+ vintage
- ✓ Prefer occupied buildings
- ✓ Will consider vacancy if demised for multi-tenant
- ✓ Up to \$3M transaction size

## Closing Process

- ✓ Cash buyers (no financing req. to close)
- ✓ Close within 45-60 days of signing contract
- ✓ Buyer broker fees protected

## Target Markets



- ✓ Philadelphia
- ✓ South Jersey
- ✓ Cincinnati
- ✓ Columbus
- ✓ Indianapolis
- ✓ Chicago
- ✓ Minneapolis
- ✓ Kansas City

## Contact

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