

WREN

Capital

ACQUIRING SMALL-BAY, SINGLE-TENANT INDUSTRIAL & IOS PROPERTIES IN PHOENIX & DFW

WREN Capital, LLC is raising an \$80M equity fund to acquire \$200M+ of small-bay, single-tenant industrial and industrial outdoor storage (IOS) assets across the greater Phoenix and Dallas-Fort Worth MSAs. Please present prospective opportunities for evaluation and consideration.

GENERAL CRITERIA

- **Small Bay Industrial:** Warehouse, Manufacturing, Distribution, Construction, Logistics & E-Commerce, Light Industrial
- **IOS:** Contractor Yards, Trailer Parking, Bulk Material Storage, Salvage Yards, Fleet Parking and Equipment Rental
- Smaller in size and priced below institutional thresholds that underweight and overlook the small bay industrial sector
- Diversified tenants through volume and industry making the portfolio more resilient to market fluctuations and economic shifts

INVESTMENT STRATEGY

- **Sale-Leasebacks:** Opportunities to partner with owner/users via sale-leasebacks
- **Stabilized Assets:** Assets with medium-/long-term leases in place
- **Mark-to-Market:** Lease up assets with vacancy and/or near-term expirations
- **Value-Add:** Renovate and/or upgrade facilities facing obsolescence or functional challenges/limitations
- **Off-Market:** Leverage relationships within real estate community to find opportunities not publicly offered

LEASE PROFILE

- Primarily Single Tenant
- Short- to Long-Term Leases or vacant
- Preferred NNN Lease Structure

PRICE & SIZE RANGE

- \$2,000,000 | \$25,000,000+
- Less than 100,000 SF

GEOGRAPHIC FOCUS

- Infill locations in the greater Phoenix MSA and across the Dallas-Fort Worth Metroplex
- Freeway Access within Industrial Corridors, Proximity to Rail/Intermodal Facilities



Photos for illustrative purposes only

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