

## NEXT REALTY IS ACTIVELY PURSUING INDUSTRIAL ACQUISITIONS

### WE ARE BUYING:

#### **Program Parameters**

*Markets* - Chicago, Milwaukee and Nashville MSAs and surrounding areas

*Property Value* - Next Industrial will consider transaction sizes ranging from \$5- \$50 million

#### *Property Characteristics*

- Multi-tenanted or multi-tenantable building design
- Buildings less than 250,000 SF in size
- Distribution, warehousing, e-commerce, assembly and/or light manufacturing users
- Opportunity to invest at a discount to replacement cost
- 20% or less office build-out
- Clear height in excess of 20'

#### *Additional Opportunities*

Off-market, single asset, and recapitalization opportunities will be pursued aggressively with preference given to 100% fee simple asset acquisitions

### WE CAN DELIVER:

## Nextpertise®

DISCRETIONARY CAPITAL READY TO BE DEPLOYED

ALL CASH OFFERS WITH NO FINANCING CONTINGENCY

EXPEDITED DUE DILIGENCE TIMING

ABILITY TO CLOSE QUICKLY

CONTACT OUR  
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