

Founded in 1990, Becknell Industrial is a vertically integrated real estate firm specializing in the development, acquisition, management & long-term ownership of industrial properties nationwide. At Becknell, success is measured by the satisfaction of our clients. The Company prides itself on long-term relationships and our ability to partner with clients as their real estate needs expand or change. Becknell currently owns 147 properties, totaling more than 18 million square feet, & six master-planned developments across the U.S. Today, Becknell is seeking to utilize its strong balance sheet to further grow relationships through the acquisition of additional industrial property throughout the U.S.

Criteria

- Primarily single tenant, mid-size premier business distribution and light manufacturing facilities; will consider two and three tenant buildings
- Preference for growing businesses providing additional development, expansion & acquisition opportunities
- Properties located nationwide, generally MSAs of 1M +/- or more
- \$4–\$20 million transaction size
- Substantial tenant investment a plus
- Credit tenants preferred
- Sale-leaseback or corporate excess property situations considered
- Additional ground/expansion capability welcome
- Remaining lease term of 5 years or more preferred

Underwriting Terms

- Short due diligence and closing schedules
- All cash closings through existing unsecured discretionary lines of credit and cash available
- Ability to assume existing debt maturing in 4 years or less
- Internal expertise to perform all due diligence

Broker Benefits

- Becknell Industrial acts as a Principal
- Broker firms referring properties will be strongly considered for leasing opportunities



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