

We Create Value Through Light Industrial Real Estate



WHAT IS BERKELEY PARTNERS?

Berkeley Partners and its affiliated entities comprise a fully integrated principal investment firm focused exclusively on multi-tenant light industrial real estate. Since 2005, our affiliates have sponsored a series of investment vehicles dedicated to the light industrial sector. With its national footprint, the company is one of the premier institutional industrial operators and fund managers.

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Light Industrial Real Estate is our bread and butter

WHY LIGHT INDUSTRIAL?

Berkeley Partners focuses on the multi-tenant industrial market because the market is large comprising 3-4 billion square feet with highly fragmented ownership. The market is underserved by institutional players despite demonstrating historically higher average occupancy and rental rates compared to the broader industrial market.

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Our Platform



OPERATOR CULTURE

We cultivate a strong operator culture through our affiliated on-site property management teams that work to maintain high occupancy levels. Property managers are taught to be fiduciaries for Investors.

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ESG INVESTING

The Environmental, Social, and Governance (ESG) Criteria is a set of standards for a company's operations that socially conscious investors use to screen investments. We integrate ESG into our investment analysis and decision making.



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TECHNOLOGY

Through creative and custom utilization of innovative enterprise technologies, Berkeley Partners creates efficiencies in operations and communications that provide competitive advantages.

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Our Case Studies



PEACH TREE
CORPORATE
CENTER



SALT LAKE
INDUSTRIAL
PORTFOLIO



AUSTIN LIGHT
INDUSTRIAL
PORTFOLIO

The Atlanta market is the third-largest industrial market in the US and primary distribution market in the South. 69.1% going-in occupancy, approximately 17% below the Atlanta industrial market occupancy rate of 86%. Purchase price represented a 53% discount to estimated replacement cost.

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Two undervalued properties with going-in occupancy rates of 68%, well below the average occupancy level of the Salt Lake City industrial market of 91%. At acquisition, the Salt Lake City industrial market was recovering from a lack of new supply and positive net absorption.

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Under-managed assets acquired at 56% below estimated replacement cost. Going-in occupancy was 83%, 16% lower than the industrial market peer group average. Austin, TX has experienced substantial population growth and net migration.

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LOCATIONS

San Francisco

1 Sansome Street

15th Floor

San Francisco, CA

- 94104

Dallas

4407 N Beltwood Pkwy,

Suite 112

Dallas, TX - 75244

Berkeley Partners is the dba of Berkeley Advisors, LLC together with Berkeley Partners Management, LLC, an SEC registered investment advisor and wholly owned subsidiary. The Berkeley Partners funds were previously sponsored by Industry Capital Advisors, LLC an affiliate of Berkeley Advisors, LLC.

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