

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 158 properties, totaling over 20 million square feet. 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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