



## Industrial & Logistics

### Strategy Overview

MSIG's industrial vertical focuses primarily on the development of general warehouse, distribution (*e.g.*, bulk, last-mile), and manufacturing facilities in established and select emerging logistics corridors throughout the U.S. MSIG seeks projects that are proximate to major transportation nodes with superior connectivity and infrastructure (*i.e.*, rail, port, and trucking). MSIG selectively invests in (i) land entitlement and/or aggregation in core port logistics markets and (ii) well-located multi-tenant shallow/small bay and flex/R&D facilities in strategic, high-growth MSAs that provide a tangible path to long-term value and yield enhancement.

### Investment Parameters

<b>Property Type:</b>	General warehouse, storage, manufacturing, bulk and last-mile distribution, and light industrial (single- and multi-tenant)
<b>Scope:</b>	Single-asset and multi-building logistics parks comprised of small-box, mid-box, and select big-box warehouses
<b>Location:</b>	Established industrial/logistics clusters throughout the U.S. with high barriers to entry proximate to major ports, interstate highways, railways, and/or major population centers; MSIG targets select emerging clusters that display strong population/employment growth and superior logistics hub connectivity
<b>Profile:</b>	Development, redevelopment, value-add, and land entitlement/aggregation
<b>Investment Size:</b>	\$5 million to +\$25 million
<b>Project Capitalization:</b>	\$20 million to +\$80 million
<b>Target Return Profile:</b>	Opportunistic

### Investment Team

<b>Benjamin Poirier</b> Managing Partner	<b>Tyler Steindorf</b> Partner	<b>Matthew Doherty</b> Managing Director	<b>Spencer Myers</b> Vice President	<b>Nate Nearhood</b> Vice President
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