ZRP | INDUSTRIAL

We are seeking to materially grow via acquisition of existing properties and land for development.

Current Industrial Portfolio of ~ 500,000 SF
30+ year track record

Target Acquisition or Development Criteria

- Size: **50,000-500,000 SF**
- Acquisition or project value: **$5mm+**
- Secondary and tertiary markets
- Infill locations with access to major **roadways** and/or proximity to desirable **amenities & services**
- Properties with **vacancy & value-add** potential
- Acceptable cap rate determined by market, credit, & risk
- **Small bay warehouse facilities**
- Single story **business parks with warehouse** components
- **Modern flex** warehouses
- **Multi-tenant** assets
- Defensible **development opportunities**
- Industrial **outdoor storage** opportunities
- **Mark to market** opportunities
- **Existing Warehouse**, Distribution, Light Manufacturing, R&D/Flex, Incubator & Truck Terminal

Southeast: Carolinas, GA, TN, FL, VA
Midwest: Indiana, Ohio
Western: Texas

Featured ZRP Acquisitions

60,000 SF
Maplecrest Industrial - Charlotte, NC

Commerce Park
Indianapolis, IN
133,682 SF

Rubin Business Ctr
Charlotte, NC
64,555 SF

Garlington Park
Greenville, SC
119,077 SF

Coffey Creek
Charlotte, NC
93,175 SF

Arcade Square
Charlotte, NC
62,286 SF

Smith Creek
Wilmington, NC
475,901 SF

133,682 SF
Commerece Park - Indianapolis, IN

Atlas Business Center
Gainesville, GA
68,603 SF

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ZRP INDUSTRIAL WILL NOT PARTICIPATE IN BROKERAGE COMMISSIONS AND ACTS SOLEY AS A PRINCIPAL INVESTOR