

November Newsletter

Big news coming in the days ahead



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BLP has some big news to announce in the coming days, so stay tuned. We'll have updates via email and social media when the time is right.

In terms of the current logistics market, an economic slowdown is on the horizon but market fundamentals remain very strong with vacancies at historic lows and businesses still working to ramp up inventory.

For those of you following us on social media, in the coming weeks we'll be discussing topics like how inventory shortages impact warehouse demand and inflation, and how the hybrid work model will likely affect e-commerce going forward. Also, BLP is currently working on closing several deals in our infill target markets, and we expect to have some exciting news for you in the near future.

As always, thank you for being part of our network!

Deal News



Class A Warehouse in Houston Submarket

BLP is pleased to announce the acquisition of 299 Beltway Green Blvd in the Southeast submarket of Houston. The recently delivered, 130,023 square foot warehouse features state-of-the-art industrial specs including a 32' clear height, a 130' truck court, and above-average parking with a front-load configuration. Located just off the Sam Houston Tollway (Beltway 8) and Hwy 225, Beltway Green provides excellent access to downtown Houston and the Port of Houston. Big thanks to brokers Trent Agnew and Charlie Strauss of JLL for arranging the sale.

The property is available for lease today. Please contact Connor Tamlyn and Ryan Grable of BLP, or Gray Gilbert, John Simons, Chris Haro, and Jack Gilbert of Partners Real Estate for any inquiries.

Leasing News



1910 East Dominguez St, Carson, CA

This functional, class B, 30,785 SF building in the highly sought-after South Bay submarket of Los Angeles has been fully leased to J&S Logistics, a regional 3PL that was looking to expand its South Bay operation by leasing a port-proximate warehouse with excess yard for container storage. The property's strategic infill location provides excellent access to the I-405 and I-710 freeways, within 7 miles of the Ports of LA and Long Beach. Big thanks to brokers David Grote and Mike Oullette of The Klabin Company.

Upcoming Insights

A preview of what's coming in BLP's social media accounts. Follow us on [LinkedIn](#), [Facebook](#), [Twitter](#) and [Instagram](#) to see more.

Gregory Boler Jr wins NAIOP 2022 Developing Leaders Award

Congrats to our own Greg Boler for being selected for the 2022 Developing Leaders Award by NAIOP!

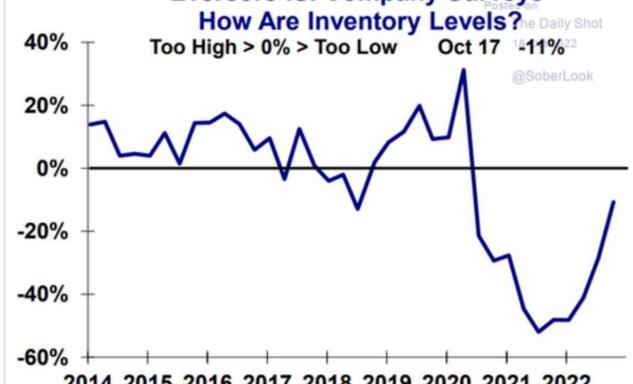
The annual award honors exceptional professionals under the age of 36 for their outstanding professional accomplishments, strong leadership and significant community involvement.

Greg is BLP's Managing Director, East Region Investments. [Read the article here](#) for more info.



Inventories are still too low

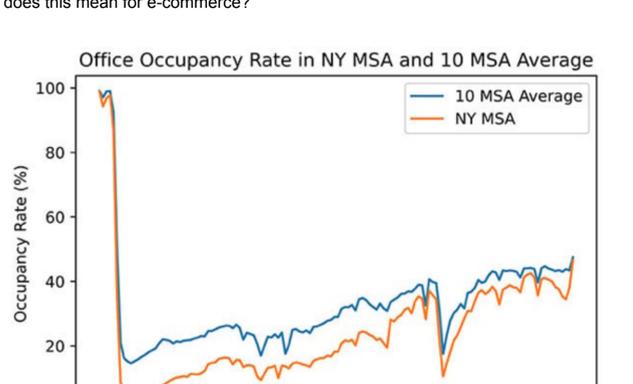
Companies are still self-reporting low inventories. This has major implications for industrial real estate and inflation.



Source: Evercore ISI

Office occupancy continues to lag

MSAs around the U.S. continue to see big occupancy deficits vs pre-COVID. What does this mean for e-commerce?



Source: NBER

About BLP

BLP is a vertically integrated logistics real estate company and investment manager led by tenured, multi-disciplinary real estate veterans with experience navigating several economic environments over the past three decades. Its founding partners have closed over \$20 billion of transaction volume and employ a disciplined investment strategy that is both cycle tested and innovative.

[Contact us today](#) for more information about investing or partnering with BLP.

