



# December Newsletter

BLP Exceeds Portfolio Leasing Projections



## BLP Exceeds Portfolio Leasing Projections

We're pleased to announce that BLP has outperformed proforma base rent pricing by 15% and successfully leased more than 25% of its owned portfolio four months ahead of schedule.

This is very exciting news for our investors, who are now receiving cash flows earlier than expected. It is also a testament to our investment thesis: investing in infill markets that exhibit a convergence of logistics infrastructure and unique population density, along with exceptional barriers to new supply.

Many investors will be seeking opportunities for predictable cash flow as we enter a period of economic instability. We believe our accelerated leasing timeline and rent premium further reinforce BLP as a compelling option for these investors—particularly as the industrial logistics sector continues to exhibit the strongest fundamentals of any commercial real estate asset class.

[See our latest press release](#) for more details on our recent leasing success.

Thank you again for being part of our network, and Happy Holidays!

## Deal News

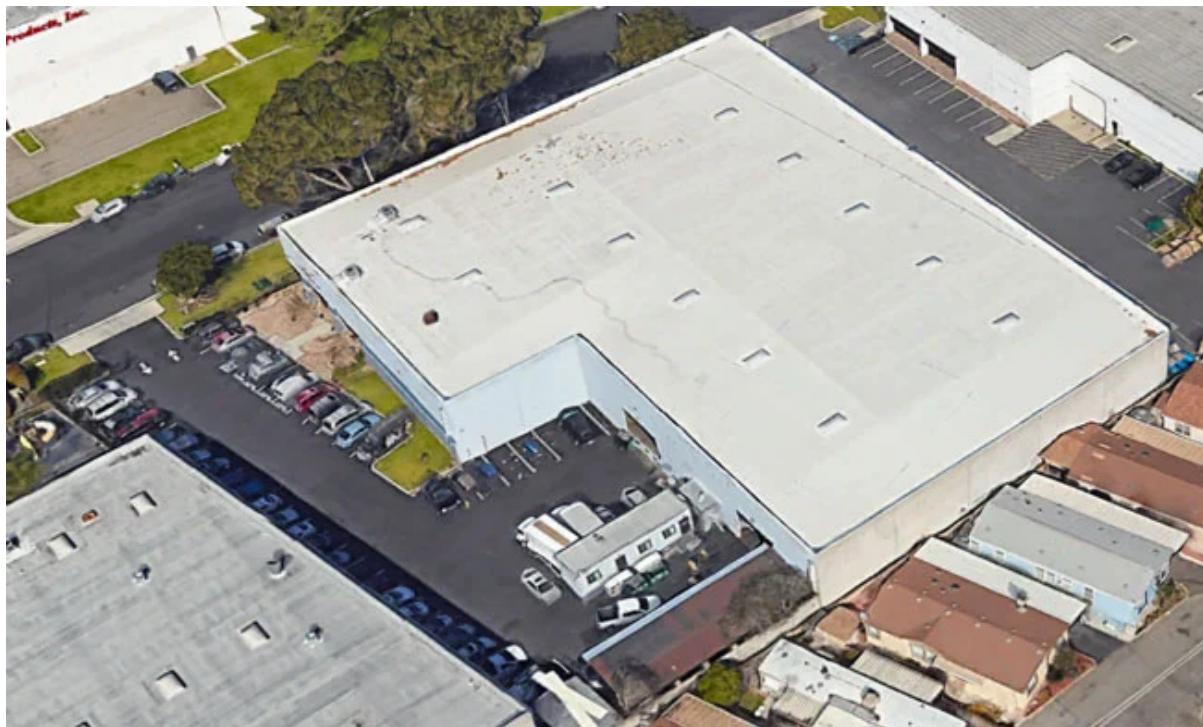


## **LAND ACQUIRED: 92.5 AC in Williamson County (Austin, TX) to Develop 7 Building Business Park**

BLP is excited to announce the acquisition of 92.5-acres of land in Georgetown, TX. At full build-out, the project will include 5 rear-load and 2 cross-dock buildings totaling 1,094,640 sf in a corporate business park setting featuring amenities such as walking trails, an outdoor pavilion and pickleball courts. Phase I is expected to break ground in 4Q 2023, with the entire project delivering in 4Q 2025.

Thank you to brokers Stefan Galagaza and David Claros with Dosch Marshall Real Estate for their assistance in closing this transaction.

## **Leasing News**



### **13984 Orange Avenue, Los Angeles**

BLP is pleased to announce the acquisition of 13984 Orange Ave, a 42,010 sf building, bordering the South Bay and Mid-Counties submarkets of Los Angeles. The freestanding building which features 4 loading positions, 22' warehouse clear height, and 100' truck court is strategically located at the intersection of the I-710 and I-105

freeway, offering direct access to the Ports of LA and Long Beach (10-miles south).

Thank you to brokers Chris Ehrlick and John Biven with CBRE for their assistance in closing this transaction.

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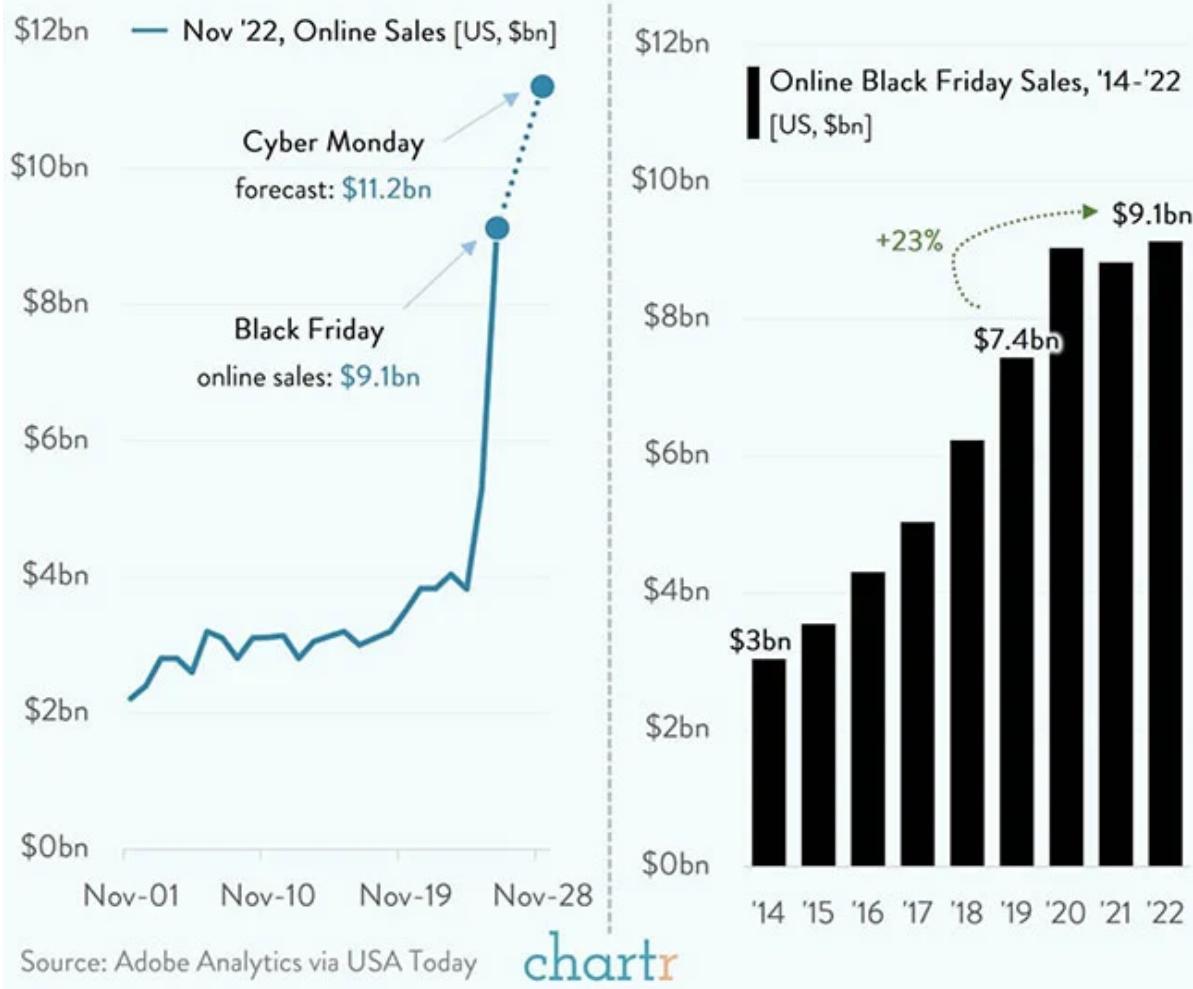
## Upcoming Insights

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

### E-commerce: Full Steam Ahead

Record-setting online purchases on Black Friday offer more proof that e-commerce is still growing.

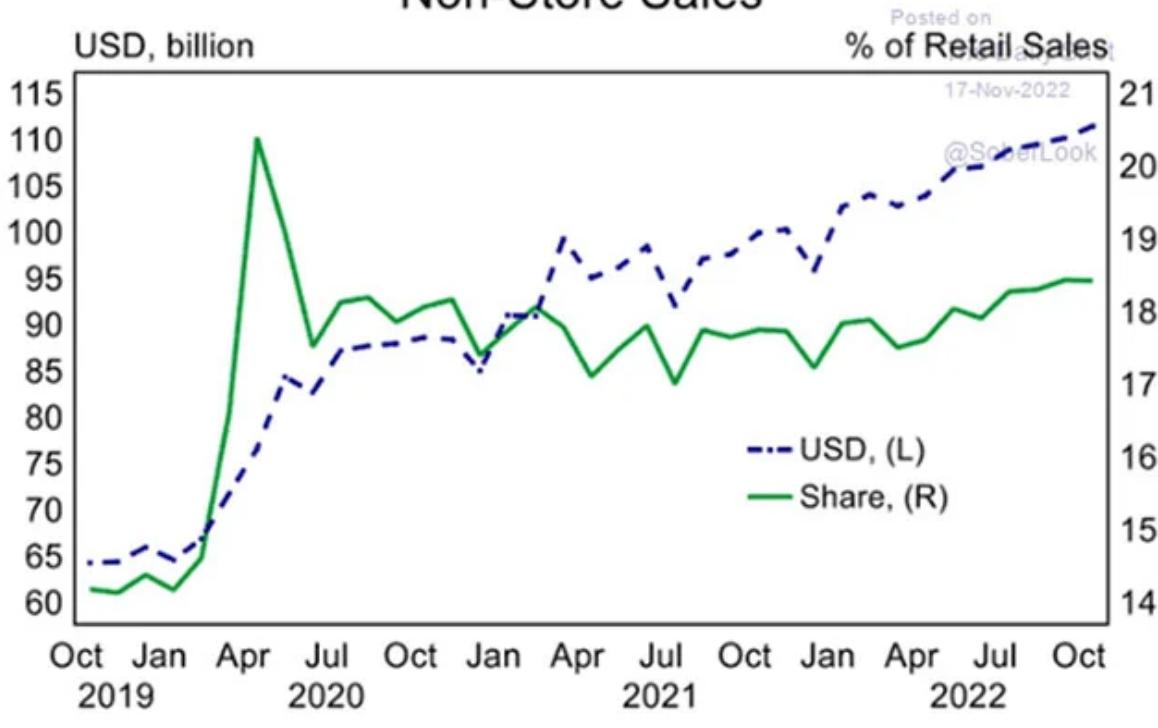
# The Online Shoppers Are Okay: Black Friday Sales Stayed Above \$9bn



## Non-Store Sales

Non-store sales, driven by online shopping, remains significantly above pre-pandemic levels.

## Non-Store Sales



Note: Non-store sales, which is mostly online shopping.

Monthly data through October 2022.

Share as % of retail sales ex food service.

Source: Mizuho Securities USA, Census Bureau.

## 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.



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