

The background of the newsletter is a photograph of a large warehouse interior. High industrial shelving units are filled with cardboard boxes. A white semi-circular graphic with a downward-pointing arrow is positioned at the bottom center of the image.

January Newsletter

Closing the book on 2022 as we head into the New Year.

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Happy new year! We hope you and your family have enjoyed a wonderful holiday season.

2022 was a great year for BLP. In our vertical's first full calendar year, we secured more than \$1.5bn of infill real estate in coastal gateway markets and leased 25% of our owned portfolio ahead of schedule, at a 15% premium to pro forma rents.

We hope to build on that momentum heading into the new year as we continue to uncover unique value and capitalize on strong tenant demand for infill, hard to replace logistics assets in our primary marketplaces.

Thank you for being part of our growing network!

Deal News



3200 Earhart Drive, Dallas-Fort Worth

BLP is pleased to announce the acquisition of 3200 Earhart Drive, a 44,955 SF industrial asset in the Metropolitan/Addison submarket of Dallas-Fort Worth. The fully leased property features 1.5-acres of excess land, a 22' clear height, HVAC production space, and 6 loading doors.

Metropolitan/Addison continues to demonstrate robust fundamentals as reflected by a tight 2.0% submarket vacancy and 16% year-over-year rent growth. This infill location is encircled by Dallas' highest income rooftops and exhibits excellent freeway infrastructure, which drives the exceptional submarket performance.

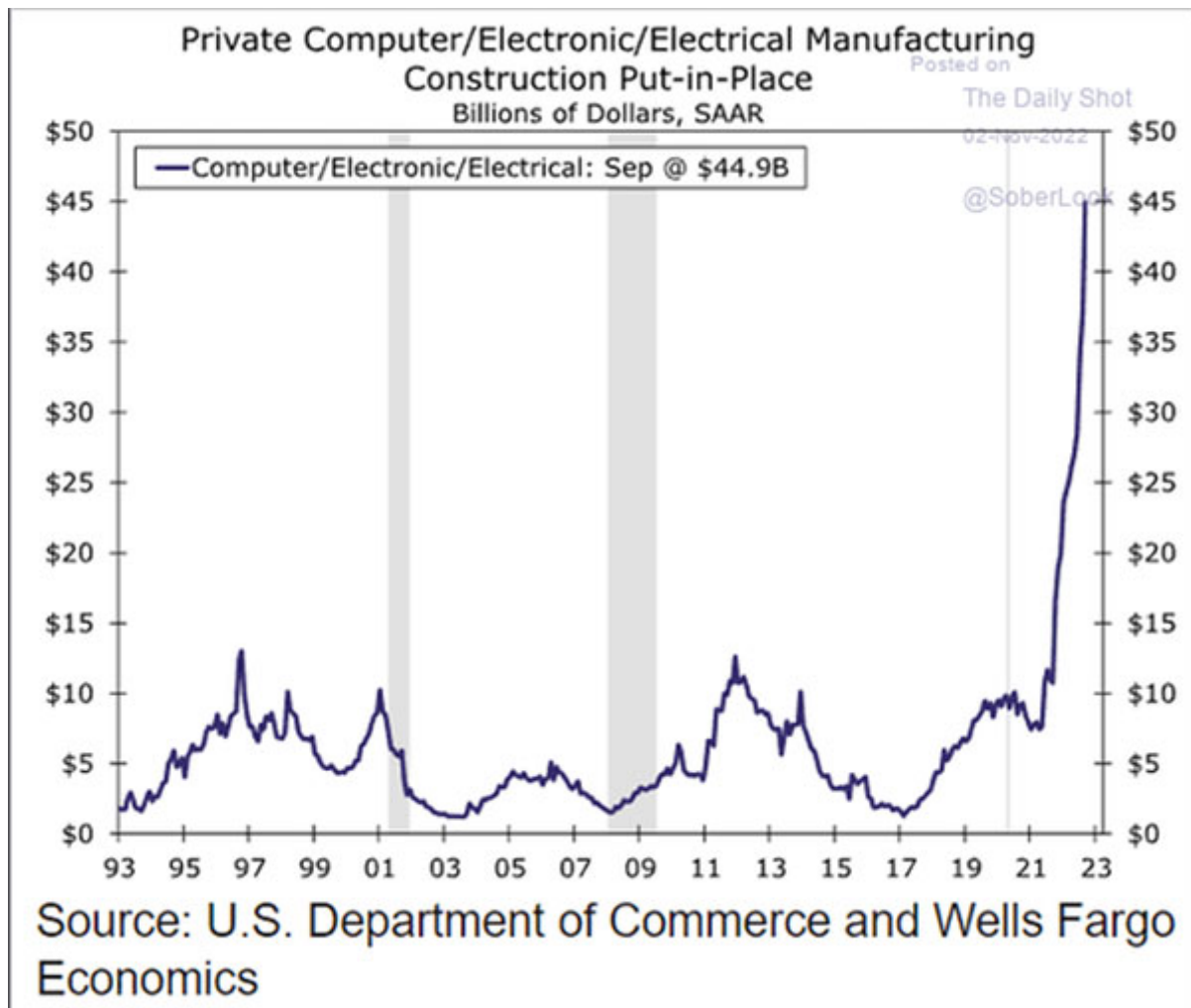
Thank you to Alex Perry and Randy Blankenship of Biel Partners for assisting in the closing of this transaction.

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.

Reshoring

More signs of rapid reshoring for American manufacturing: PC, electronic, and electrical manufacturing construction has seen a sharp upturn since 2021.



Yet more evidence of reshoring's dramatic rise: 2021 was a record year for manufacturing reshoring, with over 160,000 estimated new jobs. 2022 is estimated to have broken that mark by a significant margin.

Exhibit 17: US manufacturing jobs from reshoring activities

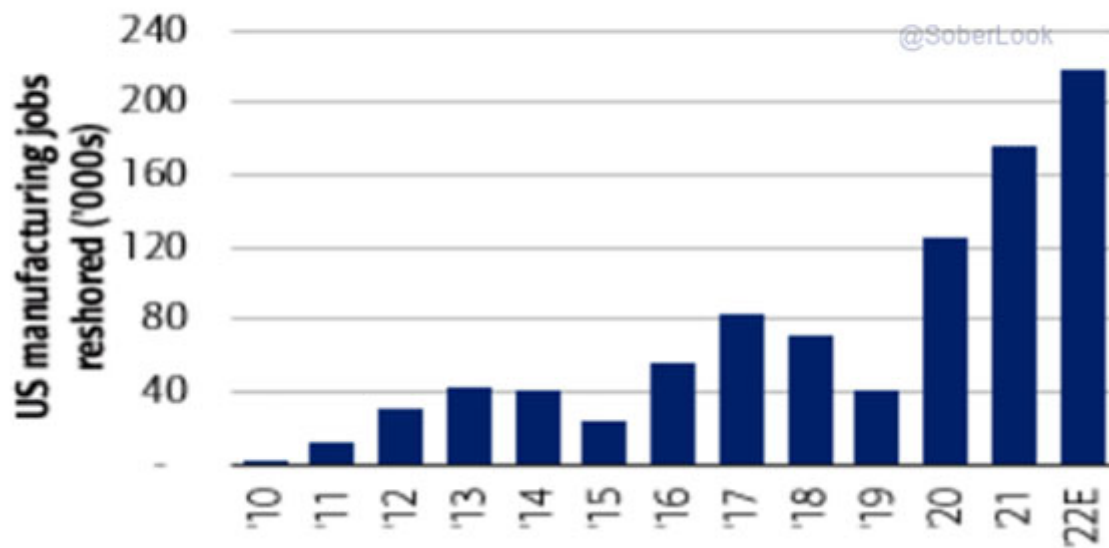
2021 was a record year for reshoring

Posted on

The Daily Shot

04-Jan-2023

@SoberLook



Source: AlphaSense, BofA Global Research

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.



Bridge Logistics Properties, 1501 Quail Street, Suite 110, Newport Beach, CA 92660, United States

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