



CONDYNE COLD INVESTMENT OPPORTUNITY, LLC

A Real Estate Investment Opportunity

Confidential Executive
Summary

100 Grandview Road, Suite 312, Braintree MA 02184



CONDYNE CAPITAL PARTNERS, LLC

COLD STORAGE EXPERTS

Condyne Capital Partners, LLC based in Braintree, Massachusetts is seeking real estate investment opportunities within the cold storage market consisting of acquisitions, sale leasebacks, and build to suit developments. Condyne is well capitalized and seeks individual property, portfolio or development opportunities with business owners within the food and pharma industry.

Our target market consists of the East Coast from Maine to Florida targeting population centers with access to labor, transportation centers, logistics infrastructure and ports. Having formerly developed, owned and managed a large public cold storage company with a fully operational refrigerated trucking fleet, Condyne understands the business and the facilities required to service today's modern food and pharma logistics industry.

ACQUISITION CRITERIA

Primarily single or multi-tenant freezer, cooler or multi temperature food or pharma related facilities throughout the East Coast. Public cold storage, 3PL or food and pharma manufacturer ownership all considered.

TRANSACTION TYPE Build to Suit Developments, Owner Sale Leaseback, Investor Sale including both vacant and distressed properties.

TERM All Lease terms considered, targeting 7 – 10 years or greater.

LOCATIONS Both primary and secondary markets within the corridor.

Maine	New Jersey	North Carolina
New Hampshire	Maryland	South Carolina
Vermont	Pennsylvania	Georgia
Massachusetts	Delaware	Florida
New York	Virginia	

DEAL SIZE \$10 to \$50 million

CREDIT PROFILE All considered

BUILDING TYPE Class A or B, all construction types considered (insulated metal panel or tilt up)

CONDYNE'S ABILITY

Acquisition, Design, Engineering, Construction, Material handling Consultation, Property Management and Asset Management. Condyne's experience in cold storage and refrigerated transportation proves invaluable.



ABOUT CONDYNE

Condyne is a fully vertically integrated real estate development firm providing a single source for all development needs consisting of design, engineering, consultation, construction, and property management. Condyne specializes in acquisition, build to suits and industrial park developments.

Over the past 15 years Condyne have acquired and developed in excess of 20 million SF of industrial space and invested in excess of \$650 million of investment capital. Condyne's primary focus market segment is industrial real estate of which cold storage is a niche part of, with the strategic principal to build value through ground up development or acquisitions and take advantage of value-add opportunities to reposition assets and turn into core holdings.

AQUISITION

Condyne is seeking acquisitions within the cold storage industry consisting of owner occupied, vacant, repositioning with expansion or portfolio opportunities. Condyne's knowledge of cold storage facilities having owned and operated proves vital in streamlining the execution process of a transaction. Supplemented with the Company's vertical integration, Condyne has the resources to quickly execute on an acquisition once presented. This will provide business owners the comfort knowing that their transaction will be completed and successfully pushed over the goal line. Condyne is seeking opportunities from \$10 to \$50m.

BUILD TO SUIT

Condyne will provide a Build to Suit, an approach to logistics real estate development to deliver a custom design facility specific to the customers' needs and specifications.

Through Condyne's vertical integration and vast network of design, engineers and subcontractors we provide a single source for all your development needs. With great expertise and vast years of experience in municipal permitting supported with our in-house civil engineering team, we understand the process to solicit entitlements.

DEVELOPMENT

From site selection, land acquisition, permitting and facility design specifications Condyne will provide the early pre planning and construction work to develop your facility. In addition to just development Condyne services also provide consultation for; green initiatives, material handling equipment, refrigeration design and best practices to assure a facility are capable of achieving various certifications. Condyne can take your project from inception to completion whether it's a Build to Suit, Speculative, Multi-Tenant and Multi-Temperature facility.

PROPERTY MGMT

Condyne Property Management provides comprehensive property management services for industrial facilities. Condyne's management expertise has over 25 years of relevant experience, managing over 3 million SF today for more than 50 Tenants over a wide geography. Condyne's focus on expense management and outstanding Tenant services ensures investments are protected and continue to increase in value over the long term. We maintain and enhance our properties on a continual basis which in turn, maximizes profitability all supported with excellent communication for all stakeholders..



WHY NOW?

- Interest rates remain low
- Land availability becoming scarce
- Take advantage of local and state incentives including opportunity zones
- Solve for financial issues related to Covid or provide much needed liquidity
- Focus on your business growth without extensive capital outlays for facilities
- Construction and development costs decreasing or stabilizing
- No change in political climate for next four years

FOR MORE INFORMATION



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