



Apricus Realty Capital
Industrial Outdoor Storage Investment Criteria
14643 Dallas Parkway, Suite 950 | Dallas, TX 75254
www.apricusrealtycapital.com

Purchase Price:

- \$3 - 15 million gross
- Will pursue larger if it is a portfolio or smaller if it fits within current portfolio

Markets:

- Tier 1: Major Texas markets plus any port or distribution hubs (Port of Houston, Corpus Christi, Laredo, etc.)
- Tier 2: Denver, Kansas City and Phoenix
- Tier 3: Chicago, other port or distribution hubs excluding California

Product type: infill IOS

- IOS characteristics: generally, sub 20% building coverage but will consider higher coverage if a critical site use is outdoor storage
- IOS tenant use: truck trailer, building materials, equipment storage/rental, container yards, bulk materials, fleet parking
- Prefer 3-15 acres

Focus on sites with lease(s) in-place

- Single tenant, mark-to-market opportunities
- Will consider any lease duration but prefer WALT of 2-4 years
- Vacant sites: will consider unique circumstances

Contacts

Garrett Marler
garrett.marler@apricusrc.com
p: [214.294.4416](tel:214.294.4416) | c: [913.530.6836](tel:913.530.6836)

Cort Martin
cort.martin@apricusrc.com
p: [214.294.4406](tel:214.294.4406) | c: [214.415.6503](tel:214.415.6503)

Matt Haley
matt.haley@apricusrc.com
p: [214.294.4410](tel:214.294.4410) | c: [312.560.1272](tel:312.560.1272)