

Multi-Story Robotics Fulfillment Center
Atlanta, GA • 2,628,000 sq. ft.



Tracy Logistics Center
Tracy, CA • 1,040,000 sq. ft.



Best Buy
Houston, TX • 554,000 sq. ft.



Cross Dock
Port Allen, LA • 278,435 sq. ft.

*Client Focused.
Results Driven.*

OUR MISSION

*To deliver exceptional real estate
of outstanding quality and
operational excellence*



Rail-Served FDC/BDC

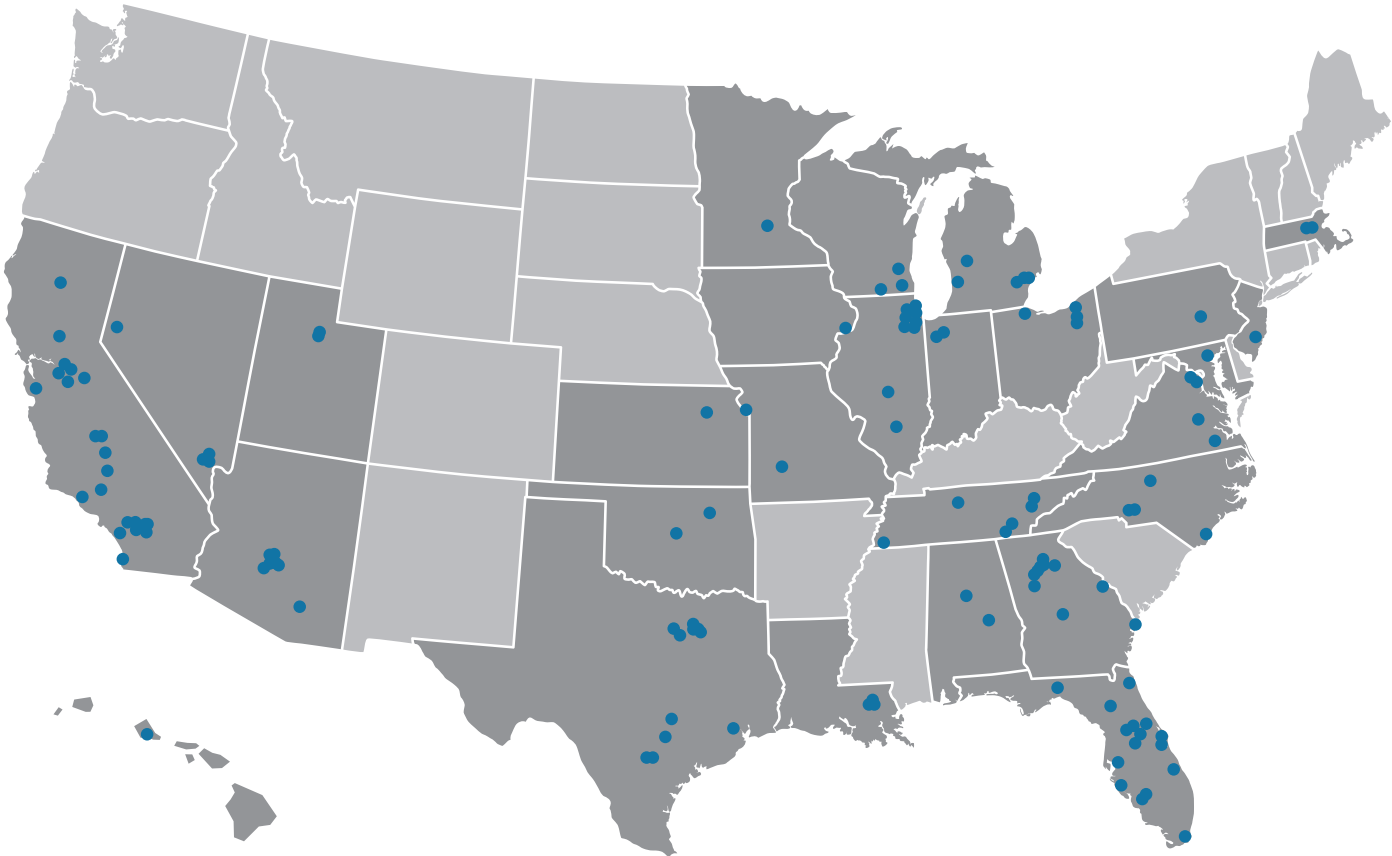
Tampa, FL • 492,156 sq. ft.

WHO WE ARE

Founded by Ferdinand Seefried in 1984, Seefried Industrial Properties is a privately-owned leading development firm focused exclusively on industrial real estate. Headquartered in Atlanta with regional offices in Chicago, Dallas, Phoenix and Los Angeles, we are a growing and expanding company with a hands-on approach to building state-of-the-art logistics space that drives value for properties in key U.S. markets. Our projects across the country include state-of-the-art bulk warehouses, modern distribution centers, master-planned business parks and other facilities vital to supply-chain management operations. Combining insights from local teams, decades of experience and a commitment to long-term value creation, our goal is provide efficient and economical solutions that create significant value for our clients and investors.

AT A GLANCE:

- 39** years in business
- 60 +** employees
- 200 million +** square feet of developments completed
- 25 million +** square feet leased & managed for foreign and domestic institutional clients
- \$18 billion +** in development volume in 120+ markets across the U.S.



WHAT WE DO

Through 30+ years of outstanding development work, Seefried has leveraged the experience and best practices of its team to respond to your needs with expertise in development, leasing, and management of industrial properties. Seefried offers multi-tenanted speculative buildings, built-to-suit facilities for lease or ownership, fee development and an inventory of available space ready for immediate occupancy. As we develop properties, we also build strong relationships, actively adapting to the needs of all stakeholders involved. As a result, we have built an industry-wide reputation for sustainable development and professionalism.



Development Services

- Site Selection & Feasibility Analysis
- Due Diligence & Land Acquisition
- Zoning, Entitlement, Design & Permitting
- Sustainable Development



Pre-Construction

- GC Selection & Bid Process
- Material Procurement
- Preliminary Budgets
- Project Schedule
- Finance
- Value Engineering



Construction Management

- Cost Management
- Progress Management
- Quality Control Testing & Inspections
- Site Infrastructure & Utility Delivery
- Site Audits
- Project Completion & Facility Start-Up



Property Management & Leasing

- Lease Negotiations & Execution
- Lease Administration
- Client Relationship Management
- Facility Oversight
- Budgeting
- Performance Tracking



Traditional Distribution Center
Republic, MO • 1,080,306 sq. ft.



DEVELOPMENT

Seefried has the flexibility and expertise to deliver complex, state-of-the-art real estate development projects that emphasize environmental stewardship. We specialize in all phases of development: Site Selection and Analysis; Land Acquisition and Due Diligence; Securing Construction/Financing; Entitlements; Construction Management; Turn Key Delivery. Our focus is primarily on development in core industrial markets and built-to-suits with corporate tenant users in first and second-tier markets throughout the U.S.

- **Build-to-Suit** industrial real estate properties developed to accommodate your organization's objectives and vision.
- **Speculative Distribution Centers and Industrial Parks** developed to the highest standards for the industry.
- **Renewable Energy Solutions** to reduce reliance on conventional energy.

PROPERTY MANAGEMENT

Industrial properties require varying degrees of expert, hands-on management in order to control the many complexities associated with ownership. Our property management services are aimed at maintaining and creating value for industrial properties consistent with the owners objectives via comprehensive budget projections, tenant relations, vendor procurement and oversight, risk management and all other operational aspects of the property in compliance with the highest standard of professional ethics.

LEASING

For over 30 years, we have forged valuable relationships with the brokerage community, enabling us to create a positive deal-making environment. Our leasing experts work exclusively with property owners to identify and execute a strategic plan to ensure the continued success of their real estate investments via real-time market data and a comprehensive analysis of current market activity. This allows our clients to not have to worry about day to day leasing services and allows our clients to have the peace of mind knowing their properties are being leased competitively. In order to help our clients maximize their preferred value, we can structure new lease deals and renewals to provide optimal return for the short-term or long-term needs.

CONSTRUCTION & PROJECT MANAGEMENT

Construction services are in our DNA. We've built over 40 million square feet of both speculative and custom industrial buildings. This experience gives us an in-depth knowledge of project scheduling and market pricing on both construction materials and labor, allowing us to help you in every facet of the competitive bid process. We also provide building process management with weekly contractor and tenant meetings, follow-up on all punch list items and a comprehensive walk through with the contractor and tenant upon completion. From the first architectural meeting to the delivery of Certificate of Occupancy, we are aggressively representing the owner's interest.

LEADERSHIP & MANAGEMENT

Our national team of professionals work collaboratively among several real estate disciplines to bring together market-driven insights, deep asset experience, and trusted industry relationships.

The Group consists of 30+ seasoned experts headquartered in Atlanta, with additional offices in Chicago, Dallas, Phoenix, and Los Angeles.

ATLANTA

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3333 Riverwood Parkway, Suite 200
Atlanta, GA 30339

PHOENIX

(602) 337-8730
2201 E. Camelback Road, Suite 222
Phoenix, AZ 85016

CHICAGO

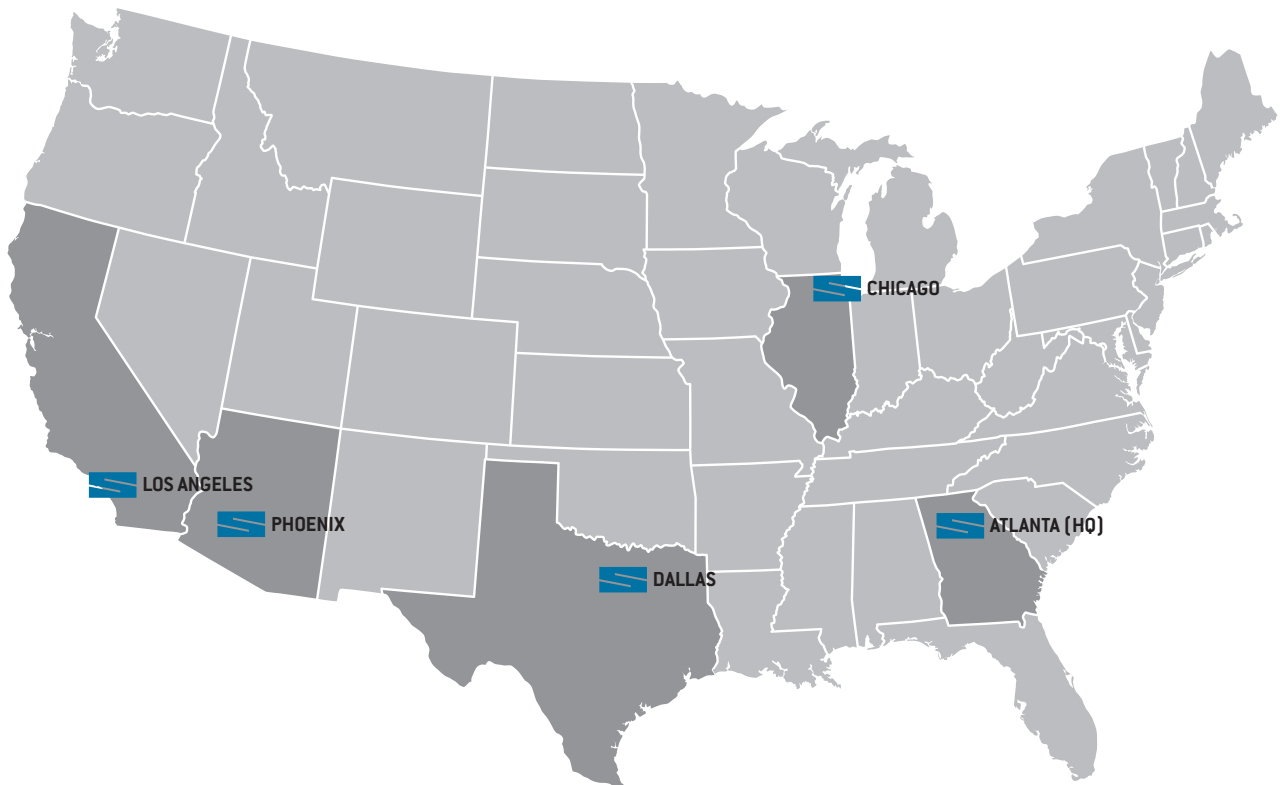
(847) 298-1122
8745 West Higgins Road, Suite 220
Chicago, IL 60631

LOS ANGELES

(310) 536-7900
2321 Rosecrans Avenue, Suite 2220
El Segundo, CA 90245

DALLAS

(214) 393-6060
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234





Narcoossee Logistics Center
Narcoossee, FL • 280,140 sq. ft.

Tesla Way
Lathrop, CA • 197,124 sq. ft.

STRUCTURE & APPROACH

When you work with Seefried, you choose a company committed to building relationships and delivering answers to everyone we work with.



CAPITAL

Seefried has access to the most competitive capital through both equity and debt-based finance in order to achieve the best in market returns for our clients and investors. Historically, Seefried's capital sources have been 70% U.S. Institution and 30% European/private equity.



OPEN BOOK PROCESS

Seefried operates on a fully open-book business model, allowing the Client to have full transparency of costs and schedule in each phase of development. We invite the Client to participate in all aspects of the build-to-suit process based on their desired level of involvement from day-to-day or just in a periodic overview capacity. Additionally, the Client benefits from any savings at the completion of the project, even though Seefried is solely responsible for any cost overruns.



TENANT SATISFACTION

With Seefried, you have a focused partner who offers the expertise and resources you need to achieve, or exceed, your real estate goals. Our development team has a reputation of working with best-in-class partners in architecture, engineering, and materials handling to deliver efficient and effective facilities with the latest technology available.



Graham Road Distribution Center
Buford, GA • 253,774 sq. ft.

Rail-Served FDC/BDC
Rosemount, MN • 417,600 sq. ft.

GROWING TOGETHER

Some of the world's biggest brands and companies trust Seefried with their most important building projects and logistics infrastructure developments. Our repeat business speaks to our customer-focused platform to deliver successful projects consistently across ample markets.

Seefried prides itself on long-term relationships and our ability to partner with clients as their real estate needs change. Here's a look at some of Seefried's established clients:



DEVELOPMENT CAPITAL PARTNERS



LEASING & MANAGEMENT RELATIONSHIPS





SEEFRIED
INDUSTRIAL PROPERTIES

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