



## **BLUE RIDGE INDUSTRIAL<sup>SM</sup> ACQUIRES 42,000 SQ. FT WAREHOUSE IN DALLAS—FORT WORTH**



Dallas, TX – April 29, 2019 – Blue Ridge Industrial, LLC (BRI) today announces its latest Dallas—Fort Worth (DFW) industrial acquisition: 805 W Carrier Parkway (Carrier Parkway) in Grand Prairie, TX.

Carrier Parkway is a 42,000 square foot warehouse located in the Great Southwest (GSW) submarket of the DFW industrial market. The property is currently 100% occupied by 6 tenants with a diversity of industrial uses including: B2B last-mile distribution, general warehousing, assembly, and light manufacturing. BRI has started a capital investment program at the property focused on increasing both curb appeal and tenant retention. Carrier Parkway is located ¼ mile East of TX-360, 2 miles North of I-30, 8 miles North of I-20, 8 miles South of DFW Airport, 17 miles West of Downtown Dallas, and 18 miles East of Downtown Fort Worth. Carrier Parkway's centralized location and proximate access to major thoroughfares are important drivers for its tenants as they employ workers and serve customers across DFW.

The DFW industrial market directly benefits from the region's robust population and economic growth which is currently expanding 2.4x faster than that of the United States as a whole. "With the macro fundamentals pointed in the right direction, we will expand our presence in DFW beyond the Carrier Parkway acquisition, one building at a time if necessary," said Michael Trapani, Managing Partner at BRI. "The Carrier Parkway deal is representative of our core acquisition strategy: to acquire, stabilize, and aggregate functional, well-located industrial properties in markets with strong fundamentals," added Nate Leifeld, Managing Partner at BRI.

Going forward, BRI will continue to be an active buyer of core-plus and value-add industrial real estate in the Dallas—Fort Worth market. Including work done for their prior firms, BRI's Managing Partners Michael Trapani and Nate Leifeld have now acquired over 663,000 square feet of industrial real estate in DFW since 2016.

### **About Blue Ridge Industrial<sup>SM</sup>**

Blue Ridge Industrial, LLC is a real estate private equity firm that acquires, stabilizes, and aggregates functional, well-located industrial properties in markets with strong fundamentals. Founded in 2018 by Michael Trapani and Nate Leifeld, BRI is characterized by a thorough and creative investment philosophy that is grounded in transaction experience and execution. Including work done for their prior firms, Michael Trapani and Nate Leifeld have acquired 27 deals in 15 markets totaling 12.1 million square feet and \$632MM. More information about Blue Ridge Industrial can be found at [www.bri-re.com](http://www.bri-re.com). Business or press inquiries can be sent to [info@bri-re.com](mailto:info@bri-re.com).