



BLUE RIDGE INDUSTRIAL RECAPITALIZES BLUE MOUND INDUSTRIAL PARK IN SAGINAW, TEXAS



Saginaw, TX – March 5, 2025 – Blue Ridge Industrial (BRI) announced the recapitalization of Blue Mound Industrial Park. The portfolio consists of four flex-industrial buildings located at 808, 812, 816, and 910 S. Blue Mound Road in Saginaw, TX totaling 165,093 square feet.

During its initial ownership period, BRI completed both interior and exterior improvements across the property to address deferred maintenance and increase curb appeal. The buildings offer approximately 18–24-foot clear heights and feature dock-high doors and drive-in loading docks, providing flexible loading capabilities for tenants.

“The recapitalization of Blue Mound Industrial Park marks an important step in the continued evolution of the park,” said Michael Trapani, Managing Partner at BRI. “The improvements completed over the past several years have positioned the asset well for its next phase.”

“The recapitalization creates new flexibility for the project moving forward,” added Nate Leifeld, Managing Partner at BRI. “Assets with this type of functionality and location continue to perform well in the Dallas–Fort Worth market.”

About Blue Ridge Industrial

Blue Ridge Industrial, LLC is a real estate private equity firm based in Dallas, TX that acquires and manages functional, well-located industrial properties. Founded in 2018 by Michael Trapani and Nate Leifeld, BRI has acquired 78 buildings in 5 markets totaling 3.8 million square feet. More information about Blue Ridge Industrial can be found at www.bri-re.com.