



BLUE RIDGE INDUSTRIAL COMPLETES FULL-CYCLE INVESTMENT IN TWO-BUILDING LAS VEGAS INDUSTRIAL PORTFOLIO



Las Vegas, NV – May 31, 2024 – Blue Ridge Industrial (BRI) announced the disposition of Russell Commerce Center, a two-building industrial portfolio totaling 106,564 square feet in Las Vegas, Nevada. BRI originally acquired the 6.8-acre property in June of 2021.

The assets feature 18-foot clear heights, 12'x12' grade-level loading doors, fire sprinkler systems, and functional layouts suited for small- to mid-bay industrial users. Located less than one mile from the Las Vegas Strip, Russell Commerce Center benefits from strong accessibility to major transportation routes serving the broader Las Vegas Valley and is approximately 10 minutes from Harry Reid International Airport.

During its ownership, BRI actively managed the portfolio as part of its core-plus industrial strategy. The disposition represents the successful completion of BRI's investment cycle for the asset.

"We are pleased with the execution of this investment and the opportunity to complete a full-cycle transaction in the Las Vegas market," said Michael Trapani, Managing Partner at BRI.

"Las Vegas continues to demonstrate strong industrial fundamentals, and we remain focused on acquiring and managing functional, well-located industrial properties throughout high-growth Sunbelt markets," added Nate Leifeld, Managing Partner at BRI.

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.