

# ACQUISITION PROFILE

## LIGHT INDUSTRIAL PROPERTIES

**GARBE**   
Insite

Usage Type	<ul style="list-style-type: none"><li>• "Light Industrial" properties support the (light) industrial (testing, assembly), R&amp;D, logistics and office activities of manufacturing and high-tech companies</li><li>• The properties offer a mixture of spaces with a high degree of warehouse space, production space and a small percentage office support space</li></ul>
Specialties	<ul style="list-style-type: none"><li>• 5m ceiling height</li><li>• Flexible access via overheads doors, loading docks, truck maneuvering space</li><li>• <math>\geq 5</math> kN/m<sup>2</sup> floor load</li></ul>
Countries	<ul style="list-style-type: none"><li>• Tier 1: DACH, Benelux</li><li>• Tier 2: France, United Kingdom, Spain, Italy, CEE</li></ul>
Macro Location	<ul style="list-style-type: none"><li>• Metropolitan areas (esp. A- and B-cities) and economically prospering regions</li></ul>
Micro Location	<ul style="list-style-type: none"><li>• Situated in established (urban) industry clusters and logistics hubs with SME and corporate organisations</li><li>• Great connectivity to highways and airports</li></ul>
Tenants	<ul style="list-style-type: none"><li>• Single- and multi-tenant, moderate to strong credit rating</li><li>• Tenants from manufacturing, high-tech industries, warehousing and last mile logistics</li></ul>
Property	<ul style="list-style-type: none"><li>• Brownfield redevelopment</li><li>• Built-to-suit developments / greenfield developments</li><li>• S&amp;LB (often with development potential)</li></ul>
Deal Structure	<ul style="list-style-type: none"><li>• Asset and share deals</li></ul>
Investment Volume	<ul style="list-style-type: none"><li>• &gt;EUR 10 million for single assets</li><li>• Portfolios</li></ul>
Returns	<ul style="list-style-type: none"><li>• Core+/value-add</li></ul>

Source: GARBE

