

Who We Are:

Specht Development, Inc., Specht Properties, Inc., (“Specht”) and its predecessor companies have been a premier developer and property manager of commercial real estate in Oregon, Washington, and Idaho for almost five decades. Specht and its affiliated entities have managed the development of over 14 million square feet of commercial space with a cost basis well in excess of \$1 billion, bringing value to our clients and partners at every step in the process.

Specht is actively seeking industrial acquisition opportunities for land or existing buildings to execute value-enhancing strategies under the scenarios detailed below.

Investment Criteria:

- » **Asset Type:** Existing Industrial Buildings.
- » **Building Quality:** Class A and B.
- » **Building Use:** Warehousing / Distribution; Light Manufacturing; Flex.
- » **Investment Size:** \$10 - \$50 Million.

Acquisition Scenarios:

Development / Redevelopment

- » Sites for ground-up development, with or without entitlements.
- » Last mile facilities - light conversions.
- » Existing buildings with excess land.
- » Build-to-Suit, including sale/leaseback or sublease of existing facilities.
- » Sites with development challenges (wetlands, infrastructure issues, etc.)

Acquisition of Existing Buildings

- » Vacancy + near term expirations + sublease space.
- » Sale/leaseback with short to medium duration lease term remaining.
- » Demise and de-office flex properties.
- » Brownfield-lite where environmental issues have depressed marketability.



Ridgefield Industrial Center - Ridgefield, WA • 468,793 SF



Vista Logistics Park - Gresham, OR • 733,232 SF



224 Logistics Park - Milwaukie, OR • 1,012,428 SF



ICDC - Portland, OR • 492,554 SF



Over 49 years
in business



Over 14M+
square feet developed



Over 100
projects completed



\$1B+
total cost