



About Us

Based in Newport Beach, California, North Palisade Partners LLC is a real estate development and investment firm focused on industrial and self-storage real estate in Southern California and select western markets. Since its founding in 2018, the company has acquired 14 industrial and self-storage assets representing \$300 million of total capitalization. The assets are located in core Southern California markets, including Anaheim, Commerce, Corona, Huntington Park, Lynwood, Pomona, San Dimas, San Diego and Vernon.

North Palisade Partners specializes in opportunistic and value-add investment strategies, including existing building acquisitions, land entitlement and ground-up development.



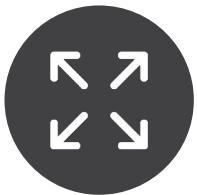
Investment Criteria

North Palisade Partners is actively in the market for value-add development and acquisition opportunities.



Product

- Land (entitled or unentitled) suitable for industrial or self-storage development
- Value-add industrial buildings, including covered land plays
- Extensive experience and expertise dealing with environmentally challenged sites
- Actively collaborating with DTSC and the Waterboard on multiple projects
- Well versed and willing to take on complex entitlement projects for industrial and self-storage



Size

- Development opportunities larger than two acres
- Value-add industrial of \$5,000,000 or greater per transaction
- Broker involvement sourcing off-market deals welcomed and encouraged; will compensate accordingly



Geographic Locations

- Southern California locations including: Los Angeles County, Orange County, San Bernardino County, Riverside County, San Diego County, and Ventura County
- Select western markets including: Northern California, Reno, Las Vegas, Phoenix, Portland, and Seattle

Southern California Market Expertise

4.3MM

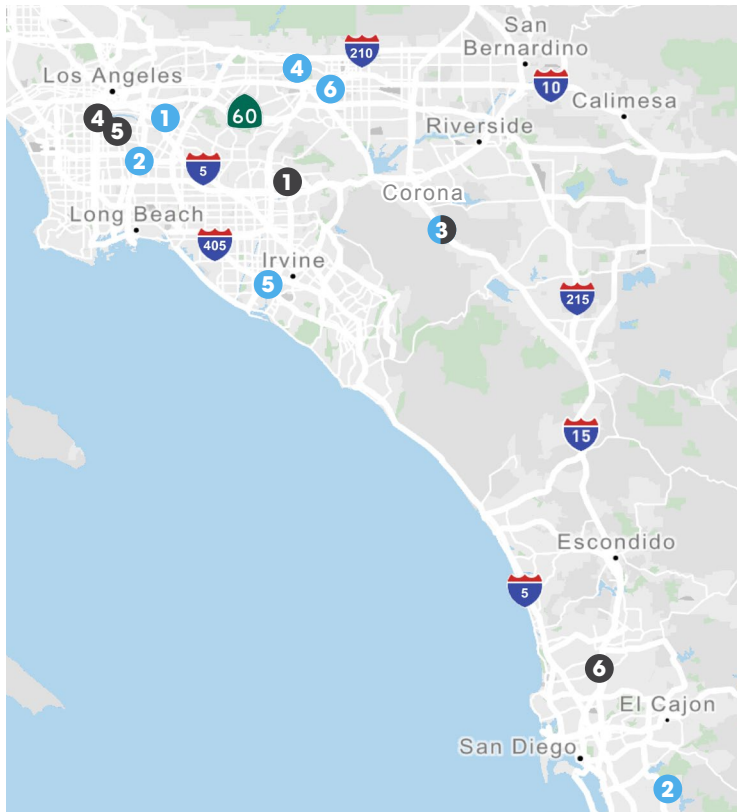
Square Feet of Industrial Product Developed

\$650MM

Value of Current Development Pipeline

\$350MM

Total Product Capitalization Over Two Years



Principal Holdings

- 1** 2222 Yates Ave. Commerce, CA
 - Ground-Up Construction
 - 41,590 SF Class A Warehouse
- 2** 2371 Fenton Street Chula Vista, CA
 - Value-Add Acquisition
 - 38,368 SF Industrial Flex
- 3** 22740 Temescal Canyon Rd. Corona, CA
 - Value-Add Acquisition
 - 65,000 SF Warehouse
- 4** 519-545 W Terrace Dr. San Dimas, CA
 - Value-Add Acquisition
 - 57,500 SF, 3 Buildings
- 5** 3140 Pullman St. Costa Mesa, CA
 - Value-Add Acquisition
 - 23,748 SF Industrial
- 6** 2000 Pomona Blvd. Pomona, CA
 - 60,000 SF Warehouse
 - 11 acres

Development Pipeline

- 1** 1477 N. Jefferson St. Anaheim, CA
 - Logistics Yard
 - 7.75 acres
- 2** 5655 S. Santa Fe Ave. Vernon, CA
 - Ground-Up Construction
 - 58,698 SF Class A Warehouse
- 3** 22550 Temescal Canyon Rd. Corona, CA
 - Ground-Up Construction
 - 195,000 SF Class A Warehouse
- 4** 1920 Randolph St. Huntington Park, CA
 - Ground-Up Construction
 - Self-Storage
 - 260,106 SF / 3,102 Units
- 5** 2200 Nadeau St. Huntington Park, CA
 - Ground-Up Construction
 - Self-Storage
 - 133,704 SF / 1,491 Units
- 6** Via Excelencia San Diego, CA
 - Logistics Yard
 - 2.8 acres

Let's Connect

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