

Buying Criteria

Commercial property with a value-add component is a must. We review every submission that fits the criteria.

PRIMARY MARKETS

New Jersey, New York, Pennsylvania, Connecticut, Florida, North Carolina, Virginia and Illinois

THE DEAL

Asset types	Retail, industrial and land (commercial with a value-add component)
Size	10,000 - 150,000 SF; multi-tenant preferred
Price	\$5 - 20 million; will go higher or lower depending on upside
Vacancy	20 - 40% preferred; below-market rent preferred
Tenancy	At least one national tenant preferred

THE BUILDING

Roof & HVAC	Under 10 years preferred; age and condition of all utilities considered
Loading	~1 dock per 10,000 SF; drive-in doors a plus; truck parking and dock access
Clear height	Below 20' better suited for manufacturing; above 20' for warehouse
Power	3-phase preferred; amp requirement depends on size and use
Office	At least 10% office space
Condition	A rough building in a good neighborhood is preferred

THE LOCATION

Access	Easy access to highways, major roads and industry
Land	Corner lot preferred; hard corner preferred to place a NNN tenant

Have something that fits?

Email a teaser or offering memorandum to info@hudsonedgellc.com.