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Commercial Real Estate

Philadelphia real estate investment firm buys 12-building industrial portfolio in Texas



The Arden Group has acquired a 12-building, 582,803-square-foot industrial portfolio in North Texas.

FORT CAPITAL



By Ryan Salchert – Staff Writer, Dallas Business Journal
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The Arden Group of Philadelphia has acquired a 12-building, 582,803-square-foot industrial portfolio in Arlington, Texas.

The portfolio, which includes 109th Street Business Park (414,724 square feet), 2821 East Randol Mill (40,000 square feet), 1170-1180 109th St. (93,079 square feet), and 3016-3030 Avenue East (35,000 square feet), was sold by Fort Worth-based Fort Capital. The terms of the deal were not disclosed. Stephen Bailey, Dustin Volz, Dom Espinosa, Wesley Gilmer and Pauli Kerr of JLL represented the seller in the deal.

The portfolio is 77% leased to 20 diverse tenants and was completed between 1961 and 1970. Building features include clear heights ranging from 13 to 24 feet, 26 percent office finish and ample parking.

“This is our second time to package together our Class B industrial infill assets into a larger portfolio that attracts interest at an institutional level,” said Jason Baxter, CEO of Fort Capital, in a prepared statement. “This depleting and irreplaceable asset class continues to gain tailwinds due to high demand with the rise in e-commerce and

tenant demand due to population growth, and our plan is to continue capitalizing on this investment strategy.”

In late 2020, Fort Capital sold its first portfolio of 18 buildings totaling over 600,000 square feet. Over the past three years, the company has established itself as an aggressive purchaser of Class B industrial assets with the ability to capitalize on market and capital improvements to unlock maximum value for investors. In addition to this portfolio sale, Fort Capital also recently acquired two additional industrial assets totaling 354,421 square feet. Airport Commerce Park, located in Houston, consists of 17 buildings. Manana Plaza, located in Dallas, consists of two buildings.

The Arden Group has a diverse real estate portfolio and has been an active investor in North Texas lately. [Earlier this year](#), the company bought the 171,025-square-foot Stonebridge Business Park in southern Dallas. Built in 1987, the business park was 83% leased at the time of its sale.

T H E L I S T

Suburban Office Buildings in the Philadelphia Region

Ranked by CoStar rentable building area in s.f.

Rank	Property	CoStar Rentable Building Area In S.F.
1	400 Arcola Rd., Collegeville, Pennsylvania	835,821
2	1100 Virginia Dr., Fort Washington, Pennsylvania	680,000
3	1100 E. Hector St., Conshohocken, Pennsylvania	508,000

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