



***The Walker Acquisition Fund
is an active investment and development vehicle
focused on industrial real estate throughout
the United States***

The Fund's acquisition profile generally meets the following criteria:

- Distribution and warehouse facilities
- 100,000 square feet or larger, minimum of 24' clear
- Land suitable for industrial development
- Straight acquisitions or joint ventures

Focus is on non-institutional properties and markets:

- Preference for vacant buildings priced below replacement cost
- 1st and 2nd tier cities and rural areas with interstate access
- Single asset or portfolio
- Deal size \$2 million and up

We are principals with immediate capital to invest. Our team can thoroughly analyze any opportunity. We have in-house:

- Due diligence, engineering and project management
- Financial underwriting and deal structuring
- Marketing, leasing and property management
- Location consulting and advisory services

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