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# CORPORATE CAPABILITIES

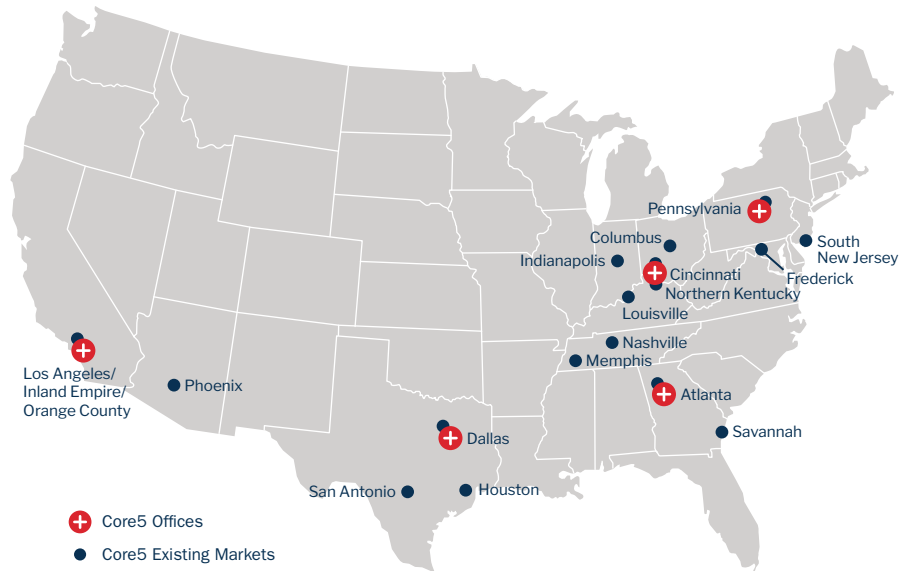


C5 I-70 LOGISTICS CENTER AT ETNA TOWNSHIP - BLDG 2  
Etna, OH



## WHO WE ARE

Core5 Industrial Partners is an industrial real estate property company with expertise in development of Class-A properties featuring the latest innovations throughout the United States. Headquartered in Atlanta, Georgia, Core5 has development activity in Atlanta, Cincinnati/Northern Kentucky, Columbus, Dallas, Houston, Indianapolis, Los Angeles/Inland Empire/Orange County, Louisville, Maryland, Memphis, Nashville, Pennsylvania, Phoenix, San Antonio, Savannah and South New Jersey with expansion plans to additional key logistic hubs in the US.



## HOW WE'RE DIFFERENT

Founded in 2015, Core5 has immediate access to financial capital on their balance sheet without utilizing third party funds – all of which streamlines and speeds up the approval process and allows swift commitment to the projects deemed important to the success of our existing and potential clients, partners and the company.

Named for five core principles, the company values are centered around a highly flexible entrepreneurial spirit, promising follow through on commitments with an emphasis on relationships, excellence in quality, attention

to detail and quick decision making. Experienced, well-tenured leadership, coupled with empowered team members who take personal ownership in decisions, results in a service-centered culture few companies can claim.

Core5 is privately held by over 185-year-old Japanese-based Kajima Corporation – one of the world's largest A credit-rated construction companies with whom Core5 leadership has a 35 year working relationship.





CODORUS CREEK - BLDG C  
York, PA

### WHAT IT MEANS TO YOU

## OUR FOUNDATION RESTS ON THESE PRINCIPLES 5

- 1 We believe real estate is a relationship business.
- 2 We believe capable, dedicated employees are the key to our success.
- 3 We believe in investing for long-term value.
- 4 We believe in excellence to the highest standards.
- 5 We always keep our word and follow through on our commitments.

Core5 focuses singularly on development and partners with supporting industry experts for the leasing, management and investment sales. From custom-designed facilities for the world's most celebrated brands to helping startups break new ground in Core5 developed and owned buildings, Core5 excels in out-of-the-box value creation for complicated development challenges other firms find unmanageable. Developing buildings for long term appreciation is a distinctive Core5 hallmark — an unparalleled value for investors who look to own Class-A industrial real estate facilities and an exceptional advantage when it comes to flexibility and maximum operational efficiency for clients who call Core5 buildings home.

In short, Core5's underlying focus on building long-term, rewarding relationships forms the building blocks for a successful, straightforward transaction — whether it's your first or one of many.

Established long-lasting partnerships with architects, construction firms, lenders and other industry specialists, coupled with quick decision-making, create a flexible and nimble delivery of product to market. Tailored, personal responses and organized, efficient systems have earned us the status for proactively delivering beyond partner and client expectations.



GREAT VALLEY BUSINESS CENTER - BLDG 2  
White, GA



**BRODIAEA INDUSTRIAL CENTER**  
Moreno Valley, CA



**HORN LAKE 55 BUSINESS CENTER**  
Horn Lake, MS



For more information on Core5 Industrial Partners, visit [www.c5ip.com](http://www.c5ip.com).



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