

# Longpoint Makes Its First Bay Area Industrial Acquisition

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By: Paul Bubny

Boston-based real estate investment firm Longpoint has acquired a three-building light industrial portfolio in Fremont for \$31.5 million. Known as The Silicon Valley Portfolio, the 122,168-square-foot portfolio represents Longpoint's first acquisition in the Bay Area.

"This well-located, highly functional industrial portfolio complements our strategy of investing in properties situated within flourishing markets that have long-term value and growth potential," said Dwight Angelini, co-founder and managing partner of Longpoint. "We are excited for the future expansion and investment opportunities for our logistics portfolio and operations in this market."

The Newmark Western Region team of Steven Golubchik, Edmund Najera, Jonathan Schaefer, Darren Hollak handled the transaction. Newmark's Joe Kelly serves as the exclusive leasing advisor for the portfolio.

"The Silicon Valley Industrial Portfolio generated substantial investor interest, further highlighting the demand for shallow bay industrial product," said Golubchik. "We are excited to see Longpoint's future success with the asset."

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LongpointNewmark's Golubchik

## About Paul Bubny

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Paul Bubny serves as Senior Content Director for Connect Commercial Real Estate, a role to which he brings 16-plus years' experience covering the commercial real estate industry and 30-plus years in business-to-business journalism. In this capacity, he oversees daily operations while also reporting on both local/regional markets and national trends, covering individual transactions across all property types, as well as delving into broader subject matter. He produces 7-10 daily news stories per day and works with the Connect team and clients to develop longer-form content, ranging from Q&As to thought-leadership pieces. Prior to joining Connect, Paul was Managing Editor for both Real Estate Forum and GlobeSt.com at American Lawyer Media, where he oversaw operations at both publications while also producing daily news and feature-length articles. His tenure in B2B publishing stretches back into the print era, and he has served as Editor in Chief on four national trade publications. Since 1999, Paul has volunteered as the newsletter editor of passenger rail advocacy groups (one national, one local).

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## Staley Point-Bain Capital JV Acquires Two More SoCal Warehouses

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Staley Point Capital and Bain Capital Real Estate, the real estate investing business of Bain Capital, continued their Joint venture by acquiring two industrial assets in Orange County and North Los Angeles totaling 232,000 square feet. The properties were purchased for a total of \$42.6 million or \$183 per square foot, representing a significant discount to replacement cost.

The assets are located at 2335 Moore Ave. in Fullerton and 21339 Nordhoff St. in Chatsworth. Moore totals 162,000 square feet in the West Fullerton submarket of Orange County. The asset is fully leased to a food user.

Nordhoff totals 70,000 square feet and is located in the San Fernando Valley. The facility is fully leased to a global credit tenant.

“These acquisitions underscore our commitment to investing in well-located industrial assets that benefit from strong demographic tailwinds and in-place tenancy,” said Eric Staley, managing partner, Staley Point. “Both properties align with our infill investment strategy, offering compelling value in highly supply-constrained submarkets with strong long-term demand fundamentals.”

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Staley Point Capital

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