Longpoint Acquires $195 Million Miami Industrial Portfolio, Building on Longstanding South Florida Presence

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Ten-building portfolio adds 729,901 square feet of functional, small-bay industrial space across Miami-Dade County

BOSTON--(BUSINESS WIRE)--Longpoint Partners ("Longpoint"), a Boston-based private equity real estate firm, today announced the acquisition of a 10-building industrial portfolio in Miami-Dade County for $195 million. The portfolio comprises 729,901 square feet on approximately 41.8 acres in established Miami industrial submarkets.

"Miami has been a core market for Longpoint for years. We have invested across South Florida, built a local team and operating platform, and developed deep relationships throughout the region," said Dwight Angelini, Co-Founder and Managing Partner of Longpoint. "This acquisition reflects the conviction and discipline that have guided our work here: acquiring functional, well-located small-bay industrial assets with a diverse tenant base in locations where new supply is difficult to create. Our local presence and vertically integrated platform position us to execute the business plan and create durable value for our institutional investors."

At acquisition, the portfolio was 90% occupied by 74 tenants, with an average tenant size of approximately 9,864 square feet. The 10 buildings average approximately 72,990 square feet and offer clear heights ranging from 17 to 25 feet, 231 loading positions, front and rear loading configurations, and a 40% floor area ratio. These characteristics provide flexible space for a broad range of industrial users and align with Longpoint's focus on functional assets in supply-constrained infill locations. Longpoint acquired the portfolio for approximately $267 per square foot.

The transaction builds on Longpoint's longstanding investment and operating presence in Miami and throughout South Florida. The firm maintains offices in Miami and Fort Lauderdale, supporting local sourcing and execution. Miami's population growth, proximity to major consumer markets and critical transportation infrastructure continue to support demand for well-located industrial space and reinforce Longpoint's investment thesis in the region.

About Longpoint

Longpoint is a vertically integrated private equity real estate firm acquiring industrial buildings in supply-constrained U.S. and European submarkets. We select market by market, underwrite building by building, and operate using our own local teams. Longpoint is registered as an investment adviser in the

United States with the Securities and Exchange Commission. Founded in 2015, Longpoint is headquartered in Boston with 10 regional offices across the U.S. and two in Europe.

More News From Longpoint Partners

Longpoint Expands into Germany and the Netherlands, Targeting €400 Million of Infill Logistics Investment

BOSTON--(BUSINESS WIRE)--Longpoint Partners today announced its expansion into Germany and the Netherlands, extending its infill industrial strategy into two of Europe's most supply-constrained logistics markets. The firm is establishing a presence in high-demand locations, including Düsseldorf, Frankfurt, and the Randstad, and plans to deploy approximately €400 million into logistics assets near major population centers and transportation corridors. “We are excited to expand Longpoint's infill...

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