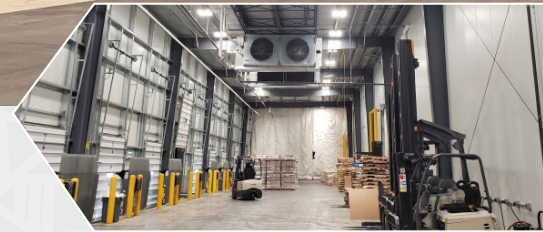




ASSET TYPE



Industrial | Warehouse

Handling over 1450 industrial/warehouse projects coast to coast in the last 5 years, the Marx|Okubo's team is skilled at thoroughly evaluating both new design and existing conditions unique to this asset type.

Whether we're investigating manufacturing, distribution, fulfillment centers, labs or cold storage, these functional facilities present a range of design, construction and operational challenges—all requiring a deep understanding of operational, infrastructure and engineering angles and issues.

Our role is to ensure more efficient facility operations and maintenance by identifying property perils, analyzing potential risks/cost reductions and maximizing procedures in these specialized spaces.

KEY INDUSTRIAL/WAREHOUSE PROPERTY SERVICES:

- > Site development evaluations
- > Phased construction & renovation
- > Energy audits
- > Seismic evaluation
- > Ground improvements
- > Life/safety critical infrastructure
- > Repairs, renovations, conversions
- > Tenant-lease negotiations
- > Stormwater retention and treatment

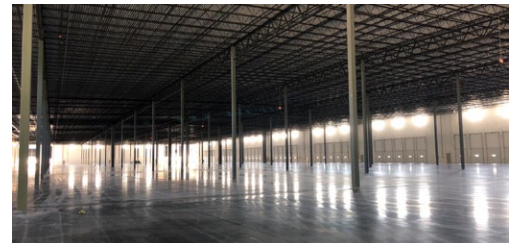
- Office
- Retail
- Hospitality
- Multifamily Residential
- **Industrial | Warehouse**
- Education
- Arts, Culture & Entertainment
- Parking Structures
- Mixed-Use

Projects: Bridge Tranche III

CLIENT Morgan Stanley Real Estate Advisor, Inc.

LOCATION Sumner, Washington

SERVICES Owner's representation, Constructability reviews, Resiliency



Marx|Okubo was hired to advise on the purchase of ten industrial projects that varied in location, size, site infrastructure and status. Our team identified the construction status, confirmed ongoing construction aligned with comprehensive project document review, and efficiently ascertained any design concerns to client within a tight due diligence timeline. We determined which properties had increased resiliency risk levels, as well as could easily analyze individual properties' (and the whole portfolio's) associated risk levels. While engaged in the project, it was Marx|Okubo's focus to ensure that the client's project had a high resiliency rating upon completion.

Projects: Colorado Trade Center

CLIENT	Conscience Bay Company
LOCATION	Denver, Colorado
SERVICES	Property Condition Assessment



Marx|Okubo performed a property condition assessment of the multi-warehouse project on the north side of Denver with buildings that were constructed between 1922 and 1975. Marx|Okubo is involved in the potential renovation of the 1922 power plant building, which has been abandoned for over two decades.

The property includes many intricacies including a multitude of different types and ages of buildings that span five decades of construction; high-voltage electrical power owned and maintained on site; and complicated and antiquated electrical and mechanical systems. Marx|Okubo determined the most critical capital improvements and accurate pricing through contractors.
















Projects: Industrial Warehouse Center

CLIENT	Withheld
LOCATION	San Bernardino County, California
SERVICES	Accessibility, Owner's Representation



This industrial warehouse portfolio includes approximately 4.5 million square feet in nine buildings on over 100 acres. Marx|Okubo provided a detailed accessibility inspection and report identifying issues of non-compliance, as well as site verification of items after corrective work was completed. We also worked as the designer and owner's representative for a paving restoration project during all three phases and provided design and bid drawings for multiple phases of prioritized corrective accessibility work.

SERVICES

-  Owner's Representation
-  Property Condition Assessment
-  Project Management
-  Constructability Reviews
-  Repair | Reconstruction
-  Facility Condition Assessment
-  Construction Loan Monitoring
-  Accessibility
-  Building Enclosure
-  Fire | Life Safety
-  Mechanical | Electrical | Plumbing
-  Resiliency
-  Structural Engineering
-  Sustainability
-  ASAP® - Automated Structure Alert Program

Marx|Okubo is a national AEC consulting firm that works with real estate owners, investors and lenders—at every point of the property lifecycle—to **evaluate** their building projects, **solve** complex challenges and **implement** tailored solutions.

We help clients understand their projects' complexities, so they can make more informed decisions and, ultimately, mitigate their risk.

Denver • Seattle • San Francisco • Pasadena • Orange County • Dallas • Atlanta • New York

SATELLITE: Portland • San Diego • Phoenix • Houston • Chicago • Boston • Washington, D.C. • Nashville • Orlando • Miami