

Boots on the Ground.

Institutional Quality.
Entrepreneurial Approach.



CapRock Partners is a privately owned investor and developer of industrial real estate in the Western and Central U.S. Founded in 2009, CapRock has acquired or developed +30M SF of industrial real estate over the last 14 years. Today, CapRock has three offices

in California, Arizona and Texas and owns +17M SF of industrial assets with AUM of approximately \$3B. CapRock manages a series of institutional funds that invest across the risk spectrum including value-add, development and opportunistic.

THE TEXAS TEAM



Jon Pharris
President and
Co-Founder



Taylor Starnes
Vice President,
Acquisitions



Charlie Doherty
Associate,
Acquisitions



Jason Elms
Vice President,
Development



Emily Mosquera
Senior Vice President,
Investor Relations

TEXAS MARKETS Dallas – Fort Worth | Houston | Austin | San Antonio | El Paso | Laredo



CAPROCK
P A R T N E R S

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Focus Areas

Investment Type: Industrial Only

Value-Add, Development, Opportunistic

Investment Size:

\$20M – \$250M+

We Buy:

- Value-Add Industrial
- Vacant Buildings
- Excess Land / Covered Land Plays
- Buildings in Need of Renovations
- Entitlement Opportunities
- Industrial Outside Storage (IOS)

We Build:

- Big Box Industrial
- Shallow Bay Industrial
- Merchant Build
- Build to Core
- Multi-Phase Logistics Parks

Since 2009, CapRock has acquired, developed or entitled more than 30 million square feet of industrial warehouses. With more than 50 team members across three offices in California, Arizona and Texas, CapRock continues to strategically expand its footprint into key industrial markets in the Western & Central U.S. CapRock recently launched its Dallas-Fort Worth presence with plans to grow in the Metroplex and throughout Texas.

Value-Add



Phoenix Portfolio | Phoenix, AZ

16 Buildings | 2.0M SF

Business Plan: Assemble an off-market portfolio of recently completed buildings in 10+ separate transactions over three years throughout the Phoenix metro area

Strategy: Value-Add



Valley Center | City of Industry (LA County), CA

6 Buildings | 6.5 acres

Business Plan: Acquire off-market industrial park in ±1.5% vacant submarket, demo the existing buildings and develop a single 135K SF Class A industrial building

Strategy: Value-Add



Arrow Highway | San Dimas (LA County), CA

1 Building | 165K SF

Business Plan: Acquire a freestanding industrial building well below replacement cost with a significant to-market opportunity and a short-term WALT

Strategy: Value-Add

Development



I-15 Logistics | Inland Empire, CA

1.2M SF

Business Plan: Assemble 65 acres from multiple sellers. Entitle and develop premier 1.2M SF building with half mile freeway frontage

Strategy: Build to Core



West 202 | Phoenix, AZ

Phase I: Q3 2023 | 5 buildings | 2.5M SF

Business Plan: Develop the largest industrial park in the history of the city of Phoenix

Strategy: Build to Core



Tropical Logistics | Las Vegas, NV

5 buildings | 1.6M SF

Business Plan: Assemble 100+ acres from multiple sellers over multiple years to develop two phased development, including an Amazon build-to-suit

Strategy: Merchant Build



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