

**FOR IMMEDIATE RELEASE**



## Champion Realty Advisors and Timber Hill Group Expand in Florida with Three Industrial Service Facilities Acquisitions in Jacksonville

**JACKSONVILLE, FL (September 29, 2021)** – Chicago-based Timber Hill Group (Timber Hill), a private equity firm specializing in the acquisition and development of logistics related industrial real estate and Champion Realty Advisors (Champion), a Chicago based family office, have expanded their footprint in Florida with the off-market acquisitions of three Industrial Services Facilities (ISFs) for a combined \$9.5 million.

They are:

15.76 acres of raw land located at the Southeast corner of Old Kings Rd. and Soutel Dr. Timber Hill has plans to develop a build-to-suit line haul facility on the property. The seller was Sono Partners.

A 14-acre managed truck parking yard located at 6200 Soutel Drive. Featuring flexible modular offices and a 12,000-square-foot maintenance shop, is 100% leased to several transportation and logistics related companies. The seller was Pickett Drive Properties LLC and Soutel Drive Properties LLC.

A 23-acre outdoor storage yard located at 4419 Imeson Rd. It is 100% leased long-term to TRAC Intermodal. The seller was Velox4 Properties LLC.

All three properties are near the four-way interchange at I-295 and in close proximity to the CSX and Norfolk Southern Intermodals. The neighborhood is home to numerous carriers, logistics companies and large distribution facilities including Amazon, FedEx, UPS, and Home Depot. Ben Stewart and Kyle Fisher of CBRE in Jacksonville represented Champion and Timber Hill in each acquisition.



Demand for well-located infill logistics properties continues unabated as the growth of e-commerce continues to drive buyers to markets like Jacksonville where tractor and trailer spaces are currently leasing for \$185 per month.

*“Jacksonville is a priority for investment and location was the main driver for this acquisition,” said Timber Hill CEO Goldman. “It is a growing and thriving city that has many of the attributes we look for in a logistic centric market including a major seaport, rail intermodal and excellent highway access.”*

Timber Hill and Champion currently own a 51-acre managed truck parking lot in Hialeah, FL.

Timber Hill, in a joint venture with Chicago-based Champion Realty Advisors (Champion), recently launched its \$60 million TH Logistics Fund I and is actively seeking opportunities to acquire logistics-centered Industrial Services Facilities (ISFs) in established major metropolitan markets with high-volume transportation linkages for trucking, rail, shipping and air cargo. The JV plans to acquire \$150 million in assets in the next 12 to 18 months.

Added Champion CEO J.D. Salazar about the Florida acquisitions, *“South Florida is a very complex real estate investment environment. Scarcity is created not only by government regulation, but by natural barriers such as massive wetlands. Through many years of relationship building, we continue to uncover great opportunities for our partners.”*

## About Timber Hill

Founded in 2018 by career industrial real estate executive Cary Goldman, Timber Hill Group is a private equity firm specializing in the acquisition and development of logistics related real estate. The firm also offers development, asset, construction and property management services. For more information, please visit [www.timberhillgroup.com](http://www.timberhillgroup.com).

## About Champion

Champion Realty Advisors specializes in investing and managing transportation related and outdoor storage properties in major consumption zones and transportation centers in the United States. Champion and related entities have 50 years of experience investing in Industrial Support Facilities.

For more information, please visit [www.championre.com](http://www.championre.com)

