

FOR IMMEDIATE RELEASE



Champion Realty Advisors and Timber Hill Group add to their portfolio in Jacksonville, Florida

JACKSONVILLE, FL (February 26, 2022) – 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 recent acquisition of a 120 Gun Club Road, a 13.5-acre property zoned for truck and trailer parking, container storage, chassis storage. The property is within close proximity to the Port of Jacksonville, the most active cargo port in Florida.

In addition to easy access to JAXPORT, the Gun Club Road property is within ½ mile of I-95, which provides access to the CSX and Norfolk Southern Intermodals. Renovation plans for the property include, a new surface, new fencing and the installation of electronic security gates. Ben Stewart and Kyle Fisher of CBRE in Jacksonville represented Champion and Timber Hill in this 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; and Fleet Parking is leasing for \$4,000 per acre per month.

“Thanks to our connections to local brokerage community and our commitment to the City of Jacksonville, we continue to have excellent opportunities to expand our portfolio.” said Champion CEO J.D. Salazar.

Timber Hill, in a joint venture with Chicago-based Champion Realty Advisors (Champion), launched its \$60 million TH Logistics Fund I in 2021. The Fund is actively seeking opportunities



to acquire logistics-centered Industrial Services Facilities (ISFs) in major consumption zones and 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.

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.

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

