



About Us

Founded in 2018, North Palisade Partners is a real estate development and investment firm specializing in the acquisition and ground-up development of industrial, industrial outdoor storage (IOS), and self-storage properties in Southern California, the San Francisco Bay Area, and other select markets.

3.3M¹ Square Feet of Industrial Product Developed

\$655M¹ Value of Current Development Pipeline

\$860M¹ Total Assets Under Management



Palisade Santa Fe Center
Vernon, CA
Industrial



Palisade Laurel Park
Rancho Dominguez, CA
Industrial Outdoor Storage (IOS)



Palisade Nadeau Storage
Huntington Park, CA
Self-Storage

Acquisition Criteria



Industrial Development

- Infill locations and development sites that are 4+ acres
- Time to entitle or sufficient leaseback yield
- Strong preference for industrial allowable by-right or via CUP; zone change/GPA to be considered
- Deals of varying complexity (i.e. environmental, title, etc.)
- \$10 - \$200M+ gross project capitalization



Industrial Outdoor Storage (IOS)

- Development sites that are 2+ acres
- Infrastructurally logistics-oriented (i.e., proximity to port, rail, critical freeways, intermodal sites, etc.)
- IOS allowable by-right or via CUP
- \$5 - \$100M+ gross project capitalization



Self-Storage

- Value-add and development sites that are 1-3 acres
- Time to entitle or sufficient leaseback yield
- Self-Storage allowable by-right or via CUP; zone change/GPA to be considered
- Deals of varying complexity (i.e. environmental, title, etc.)
- \$10 - \$50M+ gross project capitalization



Existing Industrial Value-Add

- Properties that are 50K+ sq. ft.
- Short-term WALT with mark-to-market
- Below replacement cost basis
- Unique building specifications like heavy power, high dock count, low coverage, excess land, etc.
- \$10 - \$50M+ gross project capitalization

¹ Approximate values for illustrative purposes only.

North Palisade Updates



July 2024 – Cole Henriksen Promoted to Senior Associate

We are proud to announce the promotion of Cole Henriksen to senior associate at North Palisade Partners. Over the past four years, Cole's dedication, hard work, and outstanding contributions have been instrumental to our success. This promotion was a well-deserved achievement. We look forward to continuing to grow with him.



July 2024 – Lease with Prose Beauty, Inc. at Palisade Washington Center

We are proud to announce that we have executed a lease agreement with Prose Beauty, Inc. at Palisade Washington Center. This Class-A warehouse distribution facility is situated on a corner lot with major street frontage and features 32' clearance, ESFR sprinklers, four dock-high positions, a large fenced and secured yard, and 3% skylights. It also includes 3,293 sq. ft. of office space across the first floor and mezzanine.



May 2024 – Lease with FedEx Ground at Palisade Anaheim Logistics Center

We are proud to announce that we have executed a lease agreement with FedEx Ground Package System, Inc. (NYSE: FDX) at Palisade Anaheim Logistics Center, a Class-A industrial outdoor storage (IOS) site in Anaheim, CA. Located in the dense infill North Orange County submarket, this 7.75-acre logistics property boasts unparalleled access to the 55, 57, and 91 freeways.



April 2024 – Groundbreaking at Palisade Laurel Park

North Palisade, in collaboration with our brokerage team at Cushman & Wakefield, hosted a successful groundbreaking event at Palisade Laurel Park, a 1.95-acre industrial outdoor storage (IOS) facility that is scheduled for construction completion in Q3 2024. Once completed, the fully fenced and secured property will feature 105+ trailer parking stalls, the ability to expand to 4,000 amps of power, and unique container stacking ability.



March 2024 – Strategic Refinancing at Palisade Nadeau Storage

We refinanced our existing construction loan with a bridge loan from Extra Space Storage which significantly reduced our cost of borrowing. This refinance underscores a major milestone in strengthening our partnership with Extra Space Storage and solidifies our capital structure on the path to full stabilization.



January 2024 – Welcome Sona Yeghiayan, VP of Accounting and Reporting

Our team continues to grow! Our newest team member is Sona Yeghiayan, our Vice President of Accounting and Reporting. Her expertise includes financial statement preparations, SEC filings, and audit management.

Let's Connect

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