



About Us

Founded in 2018, North Palisade Partners is a real estate development and investment firm focused on logistics, industrial outdoor storage (IOS), and self-storage real estate development in select Western United States and Texas markets. North Palisade also focuses on self-storage value-add acquisitions across the top 50 self-storage markets nationally.

3.3M¹ Square Feet of
Industrial
Product Developed



Palisade Washington Center
Commerce, CA
Industrial

\$740M¹ Total
Assets Under
Management



Palisade Anaheim Logistics Center
Anaheim, CA
Industrial Outdoor Storage (IOS)

\$780M¹ Value of Current
Development
Pipeline



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



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



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



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 As of Q1 2025, these are approximate values for illustrative purposes only.

North Palisade Updates



May 2025 – Palisade Red Hill is Sold for \$591 PSF

North Palisade sold the Tesla-leased Palisade Red Hill asset for \$21,000,000. This equates to \$591 PSF and a 5.5% cap rate on in-place NOI. North Palisade purchased the asset for \$11,000,000 in 2022.



May 2025 – Palisade Randolph Storage is Refinanced

North Palisade secured \$55 million in refinancing proceeds for our 3,039-unit self-storage facility at 1920 Randolph Street in Huntington Park, CA. The loan, provided by Goldman Sachs Alternatives, ranks among the largest single-asset self-storage financing packages in Southern California.



April 2025 – North Palisade Sponsors Redlands Bicycle Classic

Our firm was proud to sponsor the 2025 Redlands Bicycle Classic, which is the longest continuously running invitational, professional stage race in American cycling. We continue to progress toward the completion of our state-of-the-art building, Palisade Redlands Logistics Center, located at 1101 California Street.



March 2025 – Palisade Laurel Park IOS is Leased to Fitted Transport, Inc.

Our team was thrilled to welcome Fitted Transport, Inc. to Palisade Laurel Park! As a logistics provider based in Wilmington, CA, Fitted Transport, Inc. specializes in drayage services from the Ports of Los Angeles and Long Beach.



March 2025 – Palisade Fremont Innovation Center Secures Rezoning Approval

Fremont City Council officially approved the rezoning of 43990 Fremont Blvd. from commercial to industrial tech which paved the way for our new Class-A advanced manufacturing facility in the heart of the Bay Area. With the zoning in place, we completed the acquisition of the 4.2-acre parcel and will begin developing our ±69,872 SF state-of-the-art building, Palisade Fremont Innovation Center.



February 2025 – Palisade Redlands Logistics Center Panel Tilt

This milestone marks the panel tilting of our 357,610 SF state-of-the-art industrial facility at 1101 California Street, Redlands, CA, a prime opportunity available for sale or lease, with delivery expected in Q4 2025. We also welcomed brokers on site to celebrate the occasion and showcase the construction process.



January 2025 – Palisade Randolph Storage Grand Opening

This facility, located in Huntington Park, CA has approximately 215,000 net rentable sq. ft. of storage space across more than 3,000 units. This property is managed by Extra Space Storage (NYSE: EXR), a leader in the self-storage industry.

Let's Connect

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