

PHOENIX LOGISTICS



STRATEGIC REAL ESTATE. APPLIED TECHNOLOGY.
TAILORED SERVICE. CREATIVITY. FLEXIBILITY.

PROVEN TRACK RECORD

Phoenix Logistics

At Phoenix Logistics, our core principles drive everything we do. Unlike most logistics competitors that focus on winning 3PL contracts and then scramble to find suitable real estate, we leverage our affiliation with Phoenix Investors, an industrial real estate firm. This partnership enables us to swiftly secure real estate solutions from a wide-ranging portfolio or swiftly source and acquire properties through our market and financial strength to meet our clients' needs. We are committed to providing tailored support to identify and obtain the most effective logistics solutions for each client.

Let us show you what Value Creation looks like when coupled with the right Opportunity and a passion for exceptional Execution.



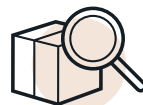


Experience with Success



REAL ESTATE

Facility cost and location can have a significant effect on your logistics budget. At Phoenix, we are experts in capitalizing on renovating and repurposing properties near key transportation lanes, allowing us to provide space at very competitive rates throughout most US markets.



DISTRIBUTION SERVICES

A key factor in an efficient and cost-effective distribution network is a flexible 3PL partner with experienced staff, state of the art logistics technology and access to strategically located real estate. Phoenix has assembled a team of professionals with years of supply chain experience and the skill to utilize state of the art warehouse management systems (WMS) to increase labor efficiency, eliminate waste and reduce your cost.



TRANSPORTATION MANAGEMENT

Phoenix Logistics will take on the transportation coordination responsibilities as your lead logistics provider (LLP) to facilitate all of your transportation requirements to and from our facility. By working with our carrier partners, we can provide some of the most competitive rates available in the industry.

Our Team

Our core focus and principles improve safety and economic activity in the communities Phoenix Logistics serves.



Robert Kriewaldt

SENIOR VICE PRESIDENT

robert@phoenix3pl.com
920.915.9746



Kevin Rose

VICE PRESIDENT

krose@phoenix3pl.com
262.770.1615

About Us

The Phoenix Logistics team is driven by a sense of urgency, determined to be uniquely remarkable, and strengthened by a state-of-the-art warehouse management system. Tell us your challenges; let us provide you creative options and competitive solutions.



Matt Woznicki

OPERATIONS DIRECTOR

mwoznicki@phoenix3pl.com
414.839.8668



Jesse Shay

DIRECTOR OF MATERIAL MANAGEMENT

jshay@phoenix3pl.com
414.553.5620



What Makes Us Different

By utilizing our strategic real estate space, coupled with our state-of-the-art WMS and drive for customer satisfaction, Phoenix Logistics will continue to create value within our customers' supply chains.



EXPERIENCED PERSONNEL

The Phoenix Logistics staff has in-depth experience in supply chain management and design.



COMPREHENSIVE LOGISTICS

We provide services for attaining the correct logistics solutions based on your business's unique needs.



WIDE-RANGING SUPPORT

Our reach extends all across the United States, allowing us to connect clients with the right contractors no matter where they are located.



NEGOTIATION

One of the final stages in any business agreement is negotiation. Our experts help you leverage your business profile for your benefit.



DISTRIBUTION & FULFILLMENT MANAGEMENT

Phoenix Logistics is your distribution partner and has the experience to handle all your distribution and fulfillment requirements.



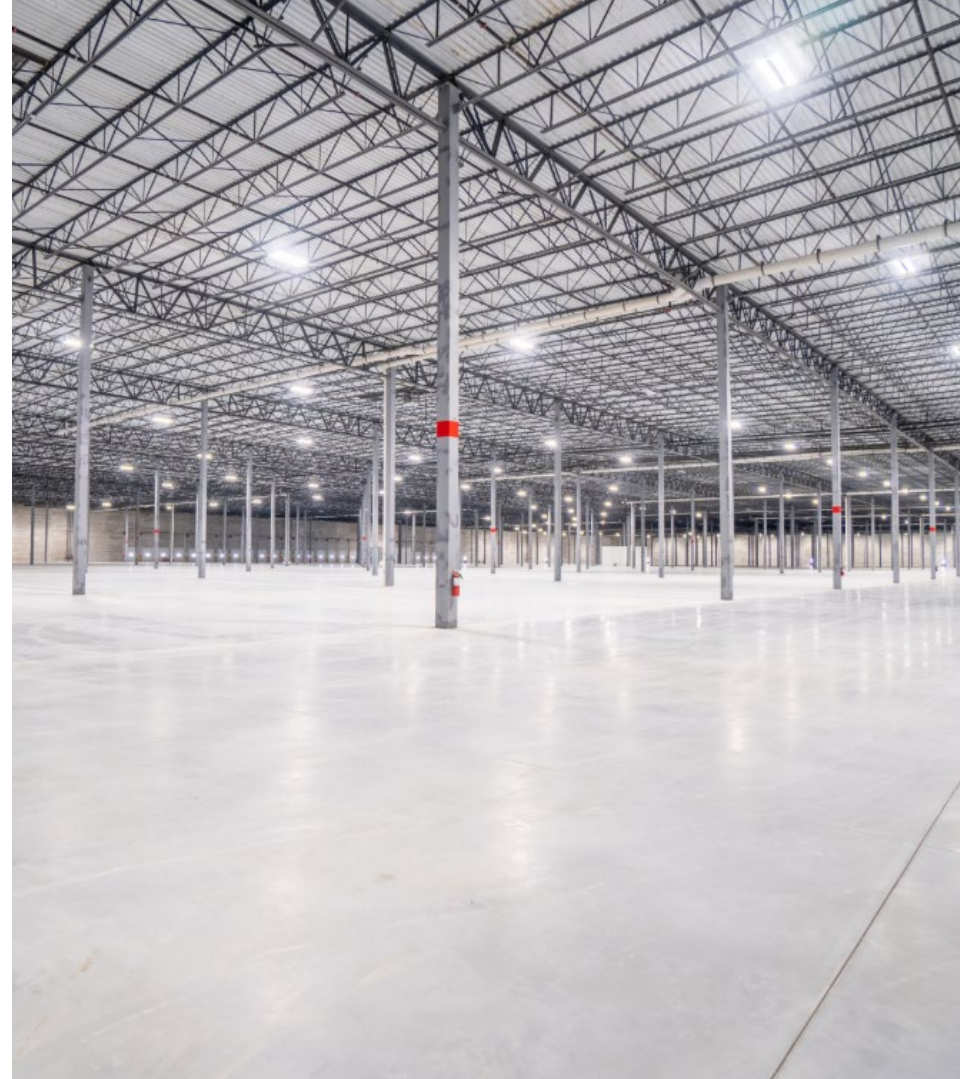
ECONOMICAL RATES

Our experience and industry contacts allow us to provide excellent rates for exceptional logistics services.

Warehousing

The Phoenix Logistics team is driven by a sense of urgency, determined to be uniquely remarkable, and strengthened by a state-of-the-art warehouse management system. Tell us your challenges, let us provide you creative options and competitive solutions.

- Solar Module Storage
- Shared/Public Warehousing
- Contract Warehousing
- Outside Storage
- Integrated Logistics
- Network Management
- Site Selection
- Business Continuity/Disaster Recovery Depots
- Rail-Served Facilities
- AIB Certified GMP Food Grade Warehousing
- Renewable Energy Safe Harbor Programs



Warehouse Management System

Ramp Systems is an Enterprise Software and Services Company dedicated to providing complete solutions exclusively to the logistics industry. Software and services offered include warehouse management, supply chain execution, EDI, e-commerce, application integration, and client web portals. Rapid growth as a result of widespread adoption of Ramp Systems' advanced solutions offerings has resulted in approximately 350 customers in 10 countries using Ramp technology and services each day.



Acquisitions

Are you exploring exit strategies for your warehousing and logistics company or the underlying real estate portfolio? Phoenix Logistics and its affiliates have one of the best track records of closing acquisitions without drama. Advantages of working with Phoenix include:

- Extensive logistics and real estate experience
- Extensive portfolio
- Institutional capital base with the ability to close all cash
- Continued investment in your company post sale
- Proud and active member of the communities we operate in



Our Expanding Portfolio

Affiliates of Phoenix's portfolio feature a strong, diversified mix of locations, tenant credits, and property types. Given current macroeconomic conditions and recent shifts in retail spending habits, our current investment strategy generally will be to cycle out of big-box, single-tenant retail (where appropriate) to invest in larger value-added industrial properties and data centers. Additionally, on a case-by-case basis, we will continue acquiring distressed retail and office properties, along with other REO, as opportunities are identified.



INVESTMENT TYPES

- Industrial properties greater than 200,000 SF with specific preferences for emerging industrial corridors
- Manufacturing facilities revitalized to serve as valuable industrial assets, including data centers and other use cases
- Value-added commercial real estate opportunities for most property types, with the exception of multifamily properties
- Portfolios with a mixture of stabilized and vacant properties
- Land for commercial development considered on a limited case-by-case basis



DEAL TYPES

Broad structural flexibility, including traditional sales, seller financing, trades, joint ventures, note sales, etc. We understand the challenges of today's marketplace and actively seek both traditional transaction solutions and more outside-the-box solutions.



YIELD REQUIREMENT

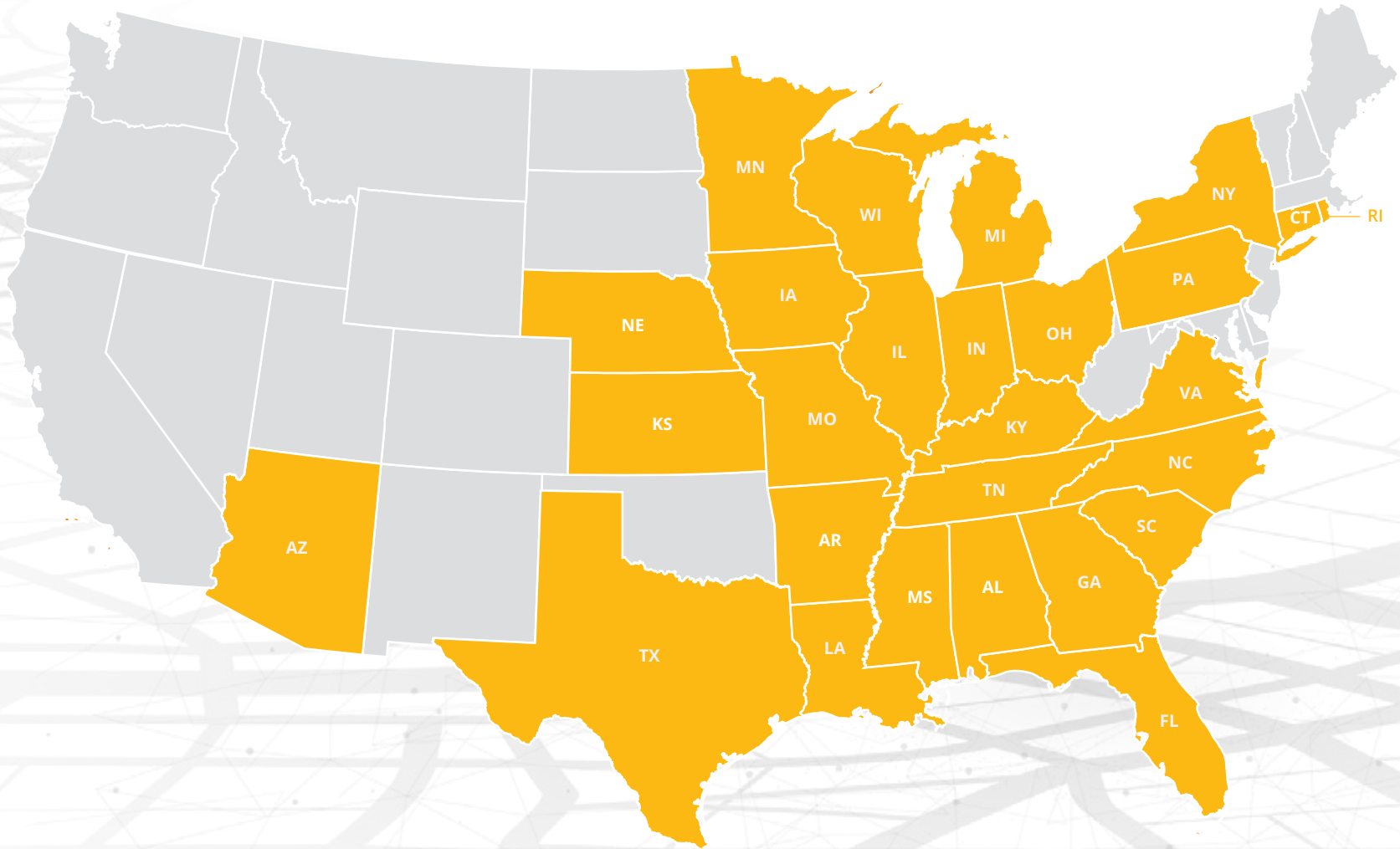
Determined case-by-case and based upon risk assessment



LOCATIONS

Primarily focused on the Midwest and South, with the ability to acquire nationally; secondary and tertiary markets are considered

Our National Footprint



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A Testament to Success

Partnering with Phoenix Logistics ensures that we will continue to provide world-class warehousing services to support our customers' project storage requirements.

Stuart Bolland; CEO of a Prominent Solar Tracking Tech Company

Inbound Logistics is proud to honor Phoenix Logistics for innovative solutions empowering logistics, supply chain, and transportation excellence.

Felecia Stratton; Editor of Inbound Logistics

You won't find a better staff. Always fast and courteous. Great group of people.

Dustin Cameron; Longview, TX

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CONTACT US

PHOENIX

401 E KILBOURN AVE, STE 201 | MILWAUKEE, WI 53202

LOGISTICS

414.253.8010 | INFO@PHOENIX3PL.COM | PHOENIX3PL.COM