

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, a national industrial real estate firm. This partnership enables us to swiftly secure real estate solutions from a wide-ranging portfolio or quickly 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.



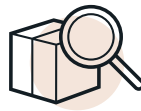


Experience with Success



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 U.S. markets.



DISTRIBUTION SERVICES

A key factor in an efficient and cost-effective distribution network is a flexible third-party logistics 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.



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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.



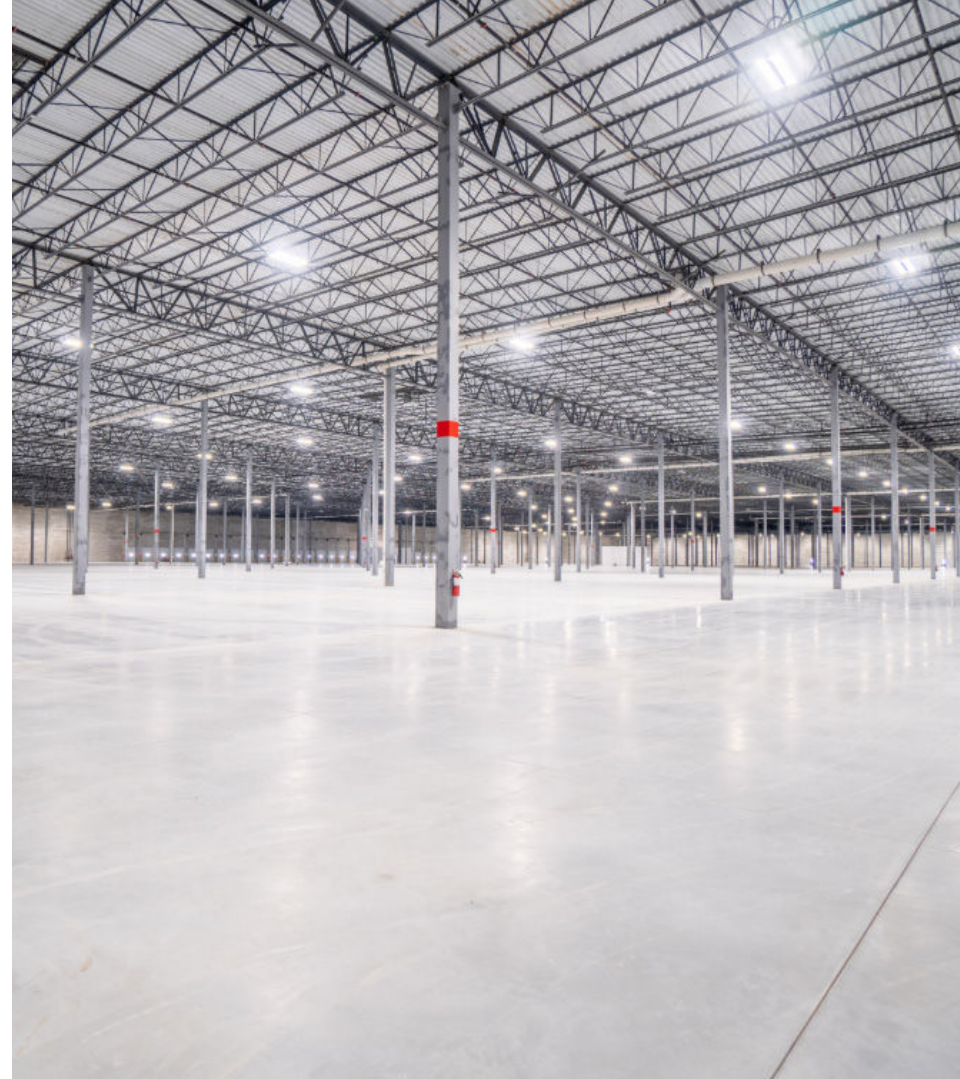
ECONOMICAL RATES

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, dedicated to locating and attaining logistics solutions, 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

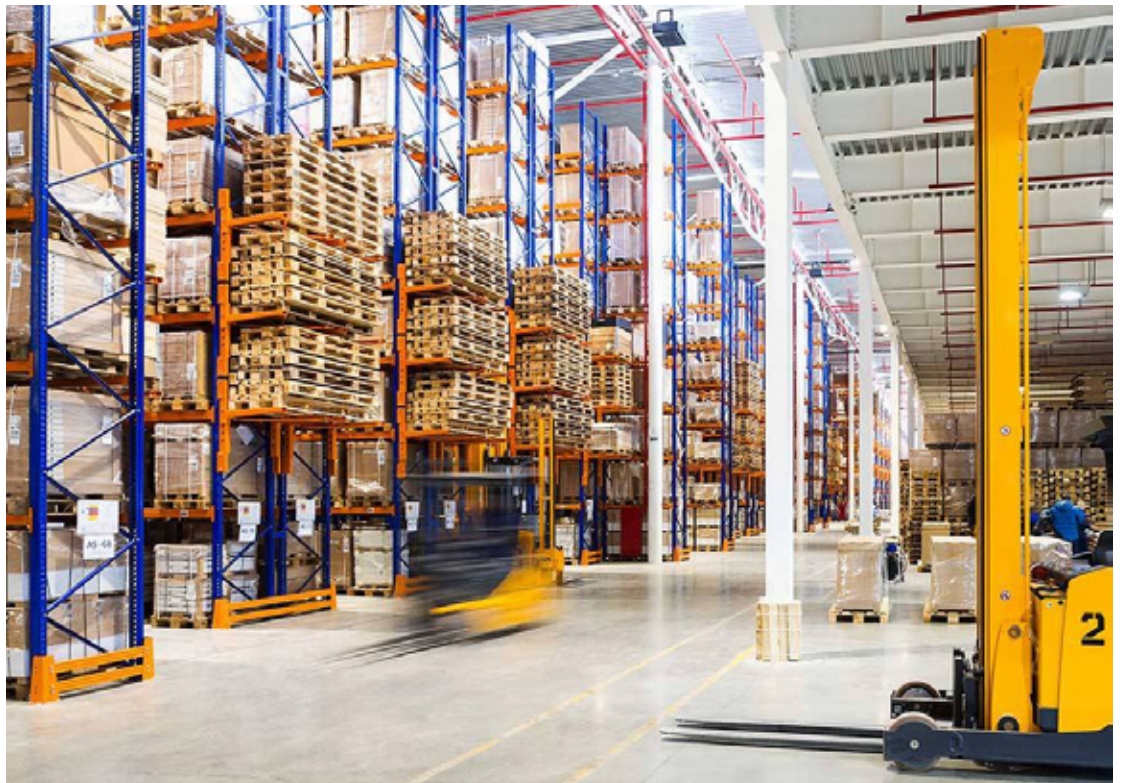


Distribution

Phoenix Logistics specializes in seamless distribution management designed to keep your business moving forward. From precise pick-and-pack operations to full-scale order fulfillment, we ensure every product reaches its destination quickly and accurately.

Because distribution doesn't end at delivery, our reverse logistics programs help businesses recover value and maintain sustainability. With a focus on optimization and reliability, we deliver more than products—we deliver trust.

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- Pick/Pack
 - Order Fulfillment (B2B & B2C)
 - EDI
 - WMS Web Portal Reports
 - E-Commerce
 - Cross Docking
 - Transportation Management
 - Supply Chain Optimization
 - Value-Added Services
 - Import/Export Services
 - Distribution Management
 - Lot and Serial Number Tracking
 - Labeling
 - Reverse Logistics



Data Centers

Phoenix Logistics plays a critical role in supporting the rapidly expanding data center industry by delivering specialized logistics, transportation, and site support solutions designed for hyperscale and colocation developments. Our data center logistics services encompass specialized transportation, coordinated delivery management, and secure warehousing solutions designed to move critical equipment efficiently from origin to installation. With integrated on-site support and real-time project visibility, we help streamline construction workflows, reduce risk, and keep complex projects on schedule.

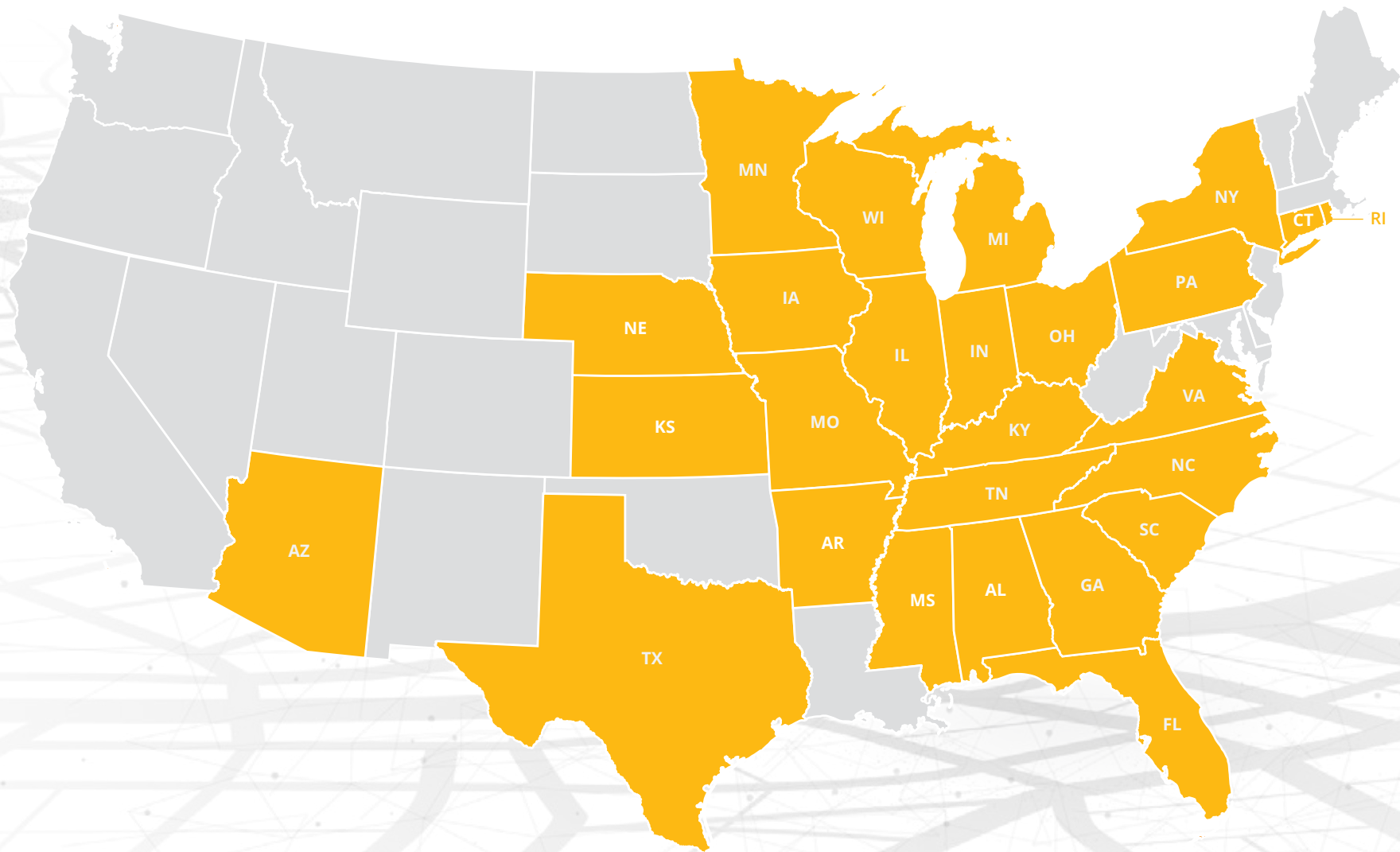
In addition, Phoenix Logistics enhances project resilience through construction site security, regulatory compliance coordination, and emergency management services that preserve and optimize personnel, equipment, and schedules. By integrating transportation, warehousing, security, and technology-driven logistics management, we help data center developers accelerate timelines, control risk, and maintain operational continuity from groundbreaking through commissioning.



Our Solutions

- Heavy & Oversized Transport
- Just-in-Time (JIT) Material & Component Logistics
- Global Multimodal Freight Forwarding
- On-Site Logistics Management & Yard Operations
- Secure Staging Warehouses
- Regulatory Permitting, Escort, & Compliance Coordination
- Real-Time Project Dashboard & Control Tower
- Construction Site Security & Access Management
- Emergency Management & Response Services (EMS)

Phoenix's Affiliated National Footprint





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