



THE SEYON GROUP AND BERKELEY PARTNERS ACQUIRE 130,000 SF WAREHOUSE IN PHILADELPHIA, PA

(April 26, 2022) The Seyon Group (“Seyon”), in partnership with Berkeley Partners (“Berkeley”), announced it has acquired 401-415 Domino Lane in Philadelphia, PA (the “Property”). The Property is a 22’ clear warehouse located just north of the Schuylkill River, approximately 9 miles from Center City Philadelphia and 16 miles from Philadelphia International Airport. The asset’s immediate proximity to Interstate 76 offers efficient access to Center City, as well as several prominent Philadelphia suburbs, including the coveted “Main Line”. The Property sits within the Philadelphia County industrial submarket, a 29.8 million SF submarket which boasted a 2.3% vacancy rate as of Q4 2021 (according to CBRE). This transaction closed on April 19th and marked an opportunity for the partnership to add to its growing portfolio in the Greater Philadelphia market, which now consists of 8 assets totaling approximately 485,000 SF.

Built and renovated from 1972-1980, 401 & 415 Domino Lane is a 130,000 square foot warehouse that is 100% leased to one tenant. The Property sits on 7.68 acres and includes 26 dock doors and 79 parking spaces.

“Establishing a presence within the Philadelphia city limits has been a goal of ours since we began building a portfolio in this market,” said Michael Baldwin, Vice President at Seyon. “The acquisition of 401-415 Domino Lane allows us to do just that while also acquiring a highly functional, recently renovated asset occupied by a highly respected local tenant.”

CBRE exclusively represented the seller in this transaction.

About Seyon

The Seyon Group is a boutique real estate investment firm that targets institutional quality investments within top-tier Northeast markets. Founded in January 2017 by Bryan Blake and Andrew Iglowski, Seyon works to identify the highest quality assets situated in strategic, difficult-to-replicate locations, frequently with a potential for higher future uses. By focusing on the extreme highest point of the quality spectrum, Seyon is a landlord to many leading e-commerce, logistical and other high growth organizations that either prefer or require state-of-the-art logistical facilities.

About Berkeley Partners

Berkeley Partners, along with its affiliated entities, is a fully integrated principal investment firm focused exclusively on light industrial real estate. Since 2005, our affiliates have sponsored a series of value-add and core-plus investment vehicles dedicated to the light industrial sector. The Firm’s vertically integrated platform includes competencies in asset management, property management, leasing management and construction management. As of December 31, 2021, Berkeley Partners owns and operates approximately 9.7 million square feet of light industrial real estate across targeted growth and gateway markets within the United States, with AUM totaling \$2.0 billion.

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