

CHANGING SPACES

How are you managing change in your business?



Retail Real Estate Finds New Life as Warehouse Space

Since 2016, developers have started 24 projects across the country to convert former retail space into warehousing.

These projects will result in 10.9 million square feet of new industrial space from what was once 7.9 million square feet of retail space.

A Sears Liquidation Would Not Be All Bad For Commercial Real Estate

Though store closures and bankruptcies have been rampant in recent years, not all that real estate space has remained vacant. Rather, creative steps are being taken to fill it and create value – from repositioning malls and empty big box locations as entertainment centers to filling those spaces with offices, housing and hotels.



Stackable Warehouses

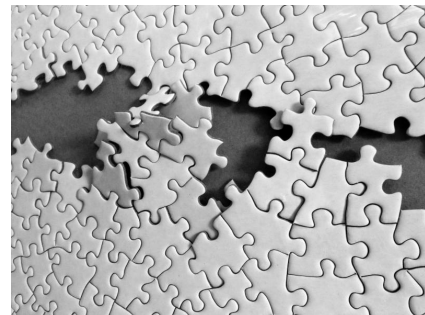
To bring retail tenants closer to urban consumers, developers in New York, North Carolina and Wisconsin are building four-story warehouses.



Industrial Real Estate Assets Increase In Complexity

For building owners, having several small spaces leased by different users has the advantage of tenant diversity and flexibility.

A divided building between 50,000 to 200,000 square feet, 30% of which is used for offices, can hold dozens of tenants. Instead of relying on one tenant to succeed in a traditional big box, and getting negatively impacted if they vacate, the landlord has more than one business, and even industry, on which it can rely for rent payments.



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