IRG Industrial Realty Group, LLC | PREP | DW Real Estate Partners

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IRG, PREP, DWREP Team Acquires Central Ohio Industrial Property, Prepare for Significant Investment to Redevelop, Improve Site

Columbus, OH – Industrial Realty Group, LLC (IRG), one of the nation's largest owners of commercial and industrial properties; Provider Real Estate Partners (PREP), a dedicated real estate fund management and advisory firm; and DW Real Estate Partners, LLC, a privately held commercial real estate investment and development firm, are pleased to announce their joint acquisition in Columbus, Ohio. The team has purchased Hilliard Commerce Center, a 177,680 square-foot industrial property situated on 18.6 acres.

“This property checks every box; it is an excellent facility with strategic location and strong market dynamics,” said Peter Goffstein, Executive Vice President at IRG. “With vacancy this low and no new supply in the pipeline, the opportunity to improve this site and offer desirable space in a tight market will support community and economic growth.”

Located less than one mile from I-270 and just 20 minutes from downtown Columbus, the property offers superior access to the entire metro region and sits in a prime infill industrial corridor in the Hilliard submarket.

“This property has long held strategic potential, and we’re excited to bring it to life,” said Chris Salata, Partner at PREP. “We plan to improve the property with exterior upgrades, repairs to the existing structure, and demolition of inefficient space.”

Hilliard Commerce Center includes significant outdoor storage/parking opportunities, favorable M-1 zoning, and a strong labor pool, making the site attractive to logistics, light manufacturing, and service-oriented tenants.

For more information about leasing opportunities on site, contact Nick Tomasone, Senior Vice President at CBRE in Columbus, Ohio at (614) 430-5087 or nick.tomasone@cbre.com.

About IRG

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.
Learn more at www.industrialrealtygroup.com

About PREP

Provider Real Estate Partners, LLC ("PREP") is a commercial real estate fund management and advisory firm. Founded in 2020, PREP focuses on acquisition and development strategies across healthcare, industrial, and retail. PREP is a manager and sponsor of real estate investment funds across sectors with durable fundamental tailwinds. This includes a $100MM value-add opportunities fund that invests in industrial and retail redevelopment projects that meet desired criteria allowing for a transformation of existing properties to enhance value and functionality.
Learn more at www.prepfunds.net.

About DWREP

DW Real Estate Partners, LLC ("DWREP") is a privately held commercial real estate investment and development firm. The company specializes in making value enhancing investments across the United States, and its principals have completed more than 50 transactions amounting to over $1.5 billion across asset classes, risk profiles, and geographies. With a keen focus on value, DWREP leverages its knowledge, experience, and hands-on operating approach to make investments that generate exceptional risk-adjusted returns. Learn more at www.dwrep.com.

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