

BESPOKE HOLDINGS COMPANY

PRESS RELEASE



Bespoke Holdings Company announces the acquisition of 760 Ford Street, Colorado Springs, 80915

Contact Blair Eklund

Telephone 720-438-8870

Email blair@bespokeholdingsco.com

Website BespokeHoldingsCo.com

Colorado Springs, CO – July 31, 2023 – Bespoke Holdings Company is pleased to announce the first acquisition in Bespoke Industrial Income Plus Fund II, LP, a warehouse and yard property in a desirable Colorado Springs location. This property consists of a 20,940 square foot concrete building on 2.5 acres fenced and zoned I-2 for outdoor storage. The building is notable for its 27' ceiling height, 4 loading doors (2 drive-in loading and 2 dock high doors) and 2,866 square feet of office. Additional amenities include ample parking and easy access to I-25 and the Colorado Springs Airport.

"We are excited to acquire this asset in a market we know well and consider one of the better industrial real estate markets in the country. This asset offers significant functionality to a broad array of potential tenants, including but not limited to companies involved in third-party logistics, moving and storage, and heavy equipment leasing.

We are confident in the leasing potential of this asset as demand for outdoor storage is growing faster than supply. Moreover, we believe vacancy across the Colorado Springs industrial market is low, especially for buildings in this size range. The leasing activity has been robust thus far and we expect to have this property leased shortly.

We believe our Fund II investors will be pleased with the total return prospects of this acquisition."

– Blair Eklund, CEO Bespoke Holdings Company

"In a city that is faced with low vacancy and above-average growth, it will be exciting to see Bespoke Holdings Company add value to the Ford Street property and create an option with unmatched flexibility for users in this dynamic market."

– Drew Dowis, Stream Realty

Drew Dowis of Stream Realty will be providing leasing services for this asset.
ANB Bank provided the debt financing for this acquisition.

About Bespoke Holdings Company



Bespoke Holdings Company offers tailor-made real estate investments founded on integrity and built for sound potential returns. The company is uniquely structured to be able to buy efficiently and intelligently by applying a rigorous, proprietary vetting process to every opportunity. Bespoke furthers the command of excellent real estate investing by co-investing in every asset and by offering proven, dedicated property management services committed to seeing every tenant and property succeed. Each member of the Bespoke community of investors, brokers, tenants, and employees is equally valued and cared for in this confident arrangement that breeds success for all stakeholders.

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If you would like more information about this topic, please contact Blair Eklund at 720-438-8870 or email at blair@bespokeholdingsco.com.

