

# Industrial Projects

## Overview

With the rapid evolution of e-commerce, the potential for increased infrastructure spending and the growing volume of institutional investors, today's global economy had made the industrial and logistics real estate industry more sophisticated than ever before. At Munsch Hardt, we offer an experienced and multi-faceted team of attorneys responsible for assisting clients in the development of millions of square feet of industrial space in Texas and throughout the United States. We represent owners, operators, developers, investors, lenders, tenants and asset managers of well-known and growing companies in a variety of legal matters, including:

- Acquisitions and dispositions
- Asset management
- Development
- Due diligence and site remediation
- Environmental assessment and mitigation
- Finance and joint venture structuring
- Insurance coverage
- Labor and employment
- Land use, zoning and entitlements
- Leasing
- Partnerships, including public private partnerships
- Real estate litigation
- Subdivision and master development planning
- Tax

Among our practice's key attributes is our ability to partner with active developers on a build-to-suit basis, using fast track construction methods. Our attorneys, who focus exclusively on leasing, frequently draft leases appropriate for these types of facilities, including absolute net leases.

Munsch Hardt's industrial sector experience runs the gamut from traditional manufacturing and assembly factories, as well as distribution, warehouse, research and development and flex buildings, to other property types such as storage facilities, data centers and industrial campuses. Whatever your unique needs may be, our team is confident they can efficiently and cost-effectively guide your deal from conception to closing.

## Experience

### Industrial Development

Represented a real estate investment group, and its affiliates, as the developer in the acquisition of a site for a build-to-suit lease of an approximately 300,000 square foot industrial building. Munsch Hardt handled the contract and due diligence for the acquisition of the site; negotiation of the build-to-suit lease; negotiation of the construction loan from the bank and negotiation of all development aspects of the project; including easements, as well as city and county tax abatement agreements.

## Real Estate Investment Program

Represented a private real estate investor in more than 130 joint ventures that have invested approximately \$400 MM to-date in the acquisition and development of more than 130 retail, office, industrial, medical and other projects valued at approximately \$3.5 B. The Firm's work on this program includes handling the joint venture agreements as well as overseeing the sponsors' handling of real estate, financing and other issues.

## Industrial Leasing

Represented the industrial developer in negotiating a 341,000 rentable square foot lease for a trucking company in one building of a business park. Because the building was not yet complete, the transaction also required negotiation of an additional lease in another existing building, as well as relocation logistics and the like.

## Industrial Leasing

Represents a New York-based real estate investment fund in the negotiation of leases and related matters for approximately 35 million square feet of industrial properties owned by the investment fund's entities throughout Texas and other states.

## Manufacturing Company Leasing

Represented a manufacturing and distribution company in an industrial lease covering approximately 402,000 square feet of space in Flower Mound, Texas. Representation included negotiation of incentives agreement with the Town of Flower Mound.

## Industrial Leasing

Represented a major automobile manufacturer in connection with a build-to-suit lease for a regional training and distribution facility developed in North Texas.

## Practice Leaders



**Richard Kopf**

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## Related People

Julia Beckman  
Will Bell  
Mark Biskamp  
Josh Botts  
Theo Bruton  
Joseph Caldwell  
William Cavanaugh  
E. David Coligado  
Luke Davis  
Ian Fairchild  
Michael Franklin  
Kathleen "Kitty" Henry  
Brandon Ihle  
Richard Kopf  
Andrew McDonald  
Ryan Mitchell  
Andrew Palmer  
Hunter Taylor  
Frances Tubb  
Glenn Valentine  
Nate Wilkins

## Related Practices

Real Estate  
Acquisition & Disposition  
Condemnation & Eminent Domain  
Condominiums  
Leasing & Management  
Multifamily  
Public-Private Partnerships  
Real Estate Finance  
REITs  
Retail Centers  
Senior Housing  
Zoning & Land Use

## Related Industries

Financial Services  
Construction  
Hospitality  
Insurance  
Manufacturing  
Retail