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Clarion Partners Accelerates Global Industrial & Logistics Investments in 2025

Firm sees increased deal flow in both U.S. and Europe

NEW YORK – January 26, 2026 – Clarion Partners, a leading global real estate investment firm and the third-largest industrial real estate manager in the United States, continues to expand its industrial and logistics platform across the U.S. and Europe, having completed more than **\$2 billion in gross industrial acquisitions** over the past 12 months.

Over the same period, Clarion initiated development of approximately **5.5 million square feet** of modern, Class A industrial properties, with total projected costs approaching **\$1 billion** across U.S. and European markets. The firm also strategically sold approximately **\$2.1 billion** of predominantly non-strategic assets, advancing portfolio repositioning efforts and enhancing overall portfolio quality.

The activity, which includes acquisitions of stabilized assets, land for future development, and partial interests in completed development projects, reflects both rising deal flow and Clarion’s conviction in the long-term fundamentals of modern industrial real estate.

“Our ability to execute at such a high volume over the past year speaks to the improving strength of the industrial transactions market and continued demand from a wide range of investors to maintain or expand their industrial real estate positions,” said Dayton Conklin, Managing Director and Head of U.S. Industrial. “Structural tailwinds such as e-commerce, supply chain reconfiguration, and shifting globalization trends are fueling robust demand for modern industrial facilities, creating compelling opportunities for investors seeking long-term value.”

Recent U.S. transactions include the following:

- The acquisition of a seven-building, \$592 million portfolio totaling 2.2 million square feet of newer Class A and Class B industrial assets strategically located in infill submarkets across Los Angeles, the Inland Empire, and Seattle. The portfolio is 100% leased to credit tenants.
- The acquisition of four industrial buildings in Phoenix’s Southwest Valley submarket totaling approximately 419,000 square feet. Constructed between 2019 and 2020, the assets range from 83,000 to 174,000 square feet, are fully leased, and feature Class A specifications for the building size and market.
- The acquisition of an approximately 110,000 square foot Class A industrial building in an

infill location within the San Jose market. Developed in 2022, the property is 100% leased to a subsidiary of a Fortune 10 company.

Clarion's U.S. investment activity aligns closely with themes outlined in the firm's recent research papers: [***U.S. Core Real Estate: A New Cycle is Emerging***](#) and [***Industrial Real Estate: Short-term Uncertainty, Long-term Confidence***](#). Both papers highlight industrial as one of the best-positioned property types entering the next phase of the real estate cycle, pointing to ongoing e-commerce growth and adoption, supply-chain shifts such as nearshoring, and the need to replace older, less functional properties as key underlying drivers that should continue to support healthy occupier demand, rent growth, and the next development cycle.

"Not only do we believe U.S. core real estate is embarking on a new cycle, but our research also shows that core private real estate has moved beyond a cyclical trade and is increasingly viewed as a core allocation," added Conklin. "Adding exposure to industrial and logistics can be a great tool for investors seeking stable cash flows and inflation-resilient income."

In Europe, Clarion completed several noteworthy transactions, including:

- A €50 million sale-leaseback acquisition of a 47,000 square meter warehouse in the Czech Republic, fully leased to a leading automotive supplier under a newly executed 15-year triple-net lease following a recent property upgrade.
- The completion of a speculative 32,000 square meter industrial development in the Netherlands for approximately €40 million.
- The acquisition of a highly reversionary, modern 89,000 square meter mid-box logistics park in the UK for approximately €120 million.
- Approximately €80 million in new developments commenced in 2025 by leveraging relationships with multiple developers to forward fund or forward purchase approximately 165,000 square meters of new logistics space in key undersupplied European markets.

"European logistics remains one of the most compelling sectors for investors as vacancy rates for Grade A assets remain low and development pipelines are limited," said Clarion Partners Europe CEO Alistair Calvert. "Following the repricing, the market offers an attractive entry point for those seeking resilient income and capital appreciation in a sector that is central to Europe's economic transformation."

For more information, please visit <https://www.clarionpartners.com/>.

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About Clarion Partners

Clarion Partners, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than

40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With over \$73 billion in total real estate and debt assets under management as of September 30, 2025, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to 500 institutional investors across the globe. Clarion is scaled in all major property types and was an early entrant into the Industrial sector. The Firm's global industrial team manages ~1000 industrial properties in the U.S. and Europe consisting of approximately 250 million square feet. For more information visit www.clarionpartners.com and follow us on [LinkedIn](#) and [YouTube](#).

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