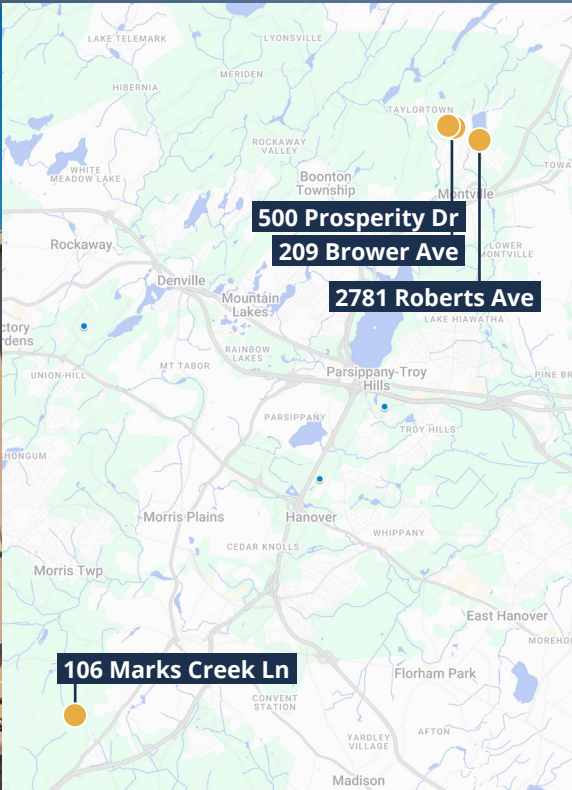


CLOSING ANNOUNCEMENT

Four-Building Industrial Portfolio totaling 415,024 SF

Oaks, PA | Philadelphia, PA | Hamlet, NC



OCTOBER 2025

209 Brower Avenue
Oaks, PA

85,000 SF

500 Prosperity Drive
Oaks, PA

125,000 SF + 100,000 SF
Expansion

2781 Roberts Avenue
Philadelphia, PA

26,500 SF

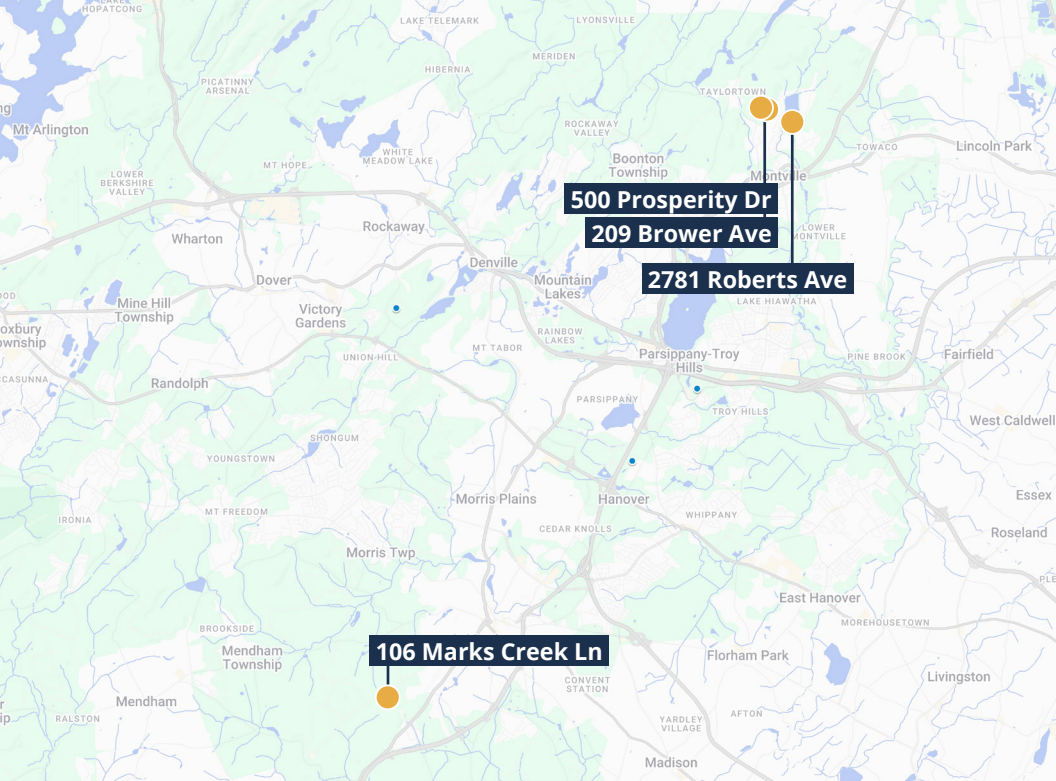
106 Marks Creek Lane
Hamlet, NC

56,124 SF + 22,400 SF
Expansion

Maguire Hayden Real Estate in partnership with Global Packaging Inc. is pleased to announce the successful sale of its Four-Building Industrial Portfolio for \$52 million, underscoring the firm's proven ability to unlock value through strategic acquisitions, capital improvements, and disciplined execution.

Maguire Hayden originally acquired the 292,626 SF portfolio in September 2019 for \$26.25 million. Recognizing the potential to further enhance the portfolio's market value, the firm completed expansions of two sites in 2023, totaling \$13.2 million, bringing the total investment to \$39.5 million.





500 Prosperity Dr

209 Brower Ave

2781 Roberts Ave

106 Marks Creek Ln