

PORTLAND BUSINESS JOURNAL

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Norris Beggs venture bags Gresham property

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A Portland equity fund has teamed with two investors to acquire the [I-84 Industrial Center](#) for \$13.4 million.

The 420,000-square-foot property is in Gresham and is 100 percent leased. Major tenants include [Unisource Worldwide](#) and [Benson Industries](#). Benson Industries is one of the two firms to partners with [NBS Real Estate Capital's](#) Morrison Street Fund I LP in the purchase. The other is [Capstone Capital Partners LLC](#).

The purchase is the 10th investment by the Morrison Street Fund, which formed in 2003 as a Northwest edition of successful national investment funds. It was designed to acquire commercial real estate throughout the region and to make mezzanine and preferred equity investments as well.

The fund's investors include high net worth individuals, banks, pension funds, charitable trusts, foundations and corporate investors.

The I-84 investment is the second time NBS Real Estate Capital has partnered with [Capstone Partners](#), a Portland-based commercial investor and developer.

In the past 18 months, the Morrison Street Fund has invested in \$140 million in assets, including office, industrial, retail and multi-family properties in Washington, Oregon, Idaho, Arizona and Nevada.

Rance Gregory, chief executive officer of NBS Real Estate Capital, called the latest investment a sign that the investment strategy is working.

"We are thrilled to be able to expand our partnership with Capstone Partners while building a new relationship with Benson Industries," he said. "The capital markets are extremely tight right now, but we continue to leverage our flexible fund structure and established relationships to uncover unique value-added investment opportunities."

The deal was brokered by Capacity Commercial Group, Capstone Partners, GVA Kidder Mathews, NAI Norris, Beggs & Simpson, and by Norris & Stevens.

NBS Real Estate Capital will launch a second fund in early 2006 to concentrate on the California and Utah real estate markets.