



## **2024 Year in Review: Dov Hertz, DH Property Holdings**

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Dov Hertz  
Founder & Principal

## DH Property Holdings

What noteworthy transactions or deals from this year best exemplified key market trends or shifts?

Investor appetite for strategically located new industrial logistics facilities continued in 2024 and will accelerate in 2025 and future years. A clear example was DH Property Holdings sale of a 283,000 s/f logistics facility at 9801 Blue Grass Rd. in Philadelphia in October. DHPH had recently completed construction and leased the 21-acre site to TJX companies, parent company to TJ Maxx. With 54-foot clear heights and close proximity to I-95, the state-of-the-art facility provides easy access to the dense urban area.

What emerging trends will drive investment and development in 2025?

A combination of continued ecommerce growth, reduced recent new construction and hundreds of billions of dollars in equity dry powder will power investment in the industrial asset class in 2025 and beyond. The U.S. industrial real estate market added approximately 607 million s/f of new supply in 2023, a substantial increase from prior years. And while net absorption lagged new supply, leasing activity remains strong and will continue to advance in 2025 as tenants reconfigure supply chains and evolve to meet the demands of consumers.

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