



SkyREM Year in Review 2022



Message from our Principal - *The past year has been challenging for all with the ongoing pandemic, many supply chain disruptions, a terrible war in the Ukraine, culminating with a volatile global economy and climate. Our team has made extraordinary efforts to provide the best possible service and value in support of our customer's business success. We have partnered with our banks, lawyers, brokers and services providers, to address our tenants' unique needs. We have developed operating and energy efficiencies, wherever possible, to help our tenants become more competitive.*

SkyREM's mission has been to work with businesses and organizations that are committed to creating positive social and environmental impact. Our focus is "long term assets with upside" but those are not just words, the renewed leases are a testament of our strong relationships with our clients. Wishing you all a healthy and prosperous 2023.

*Alex Dembitzer
Founder and Principal, SkyREM*

2022 proved to be a robust year for SkyREM. Here are 2022's highlights:

FISKARS/ WWRD, Wall Township, NJ - We are very proud to have extended a long-term business relationship with the Fiskars Corporation (Fiskars) /WWRD, a leading global supplier of luxury consumer products, for their 277,906 square foot headquarters and sole distribution facility for the Americas. For nearly a decade, SkyREM has worked closely with Fiskars to accommodate their continued business expansion. Recently, SkyREM's subsidiary, SKY Power, constructed a customized rooftop renewable energy system on their facility, which supplies nearly all the power to the site.



Fosdick Fulfillment, Meriden, CT- SkyREM was pleased to strengthen our long-term relationship with Fosdick Fulfillment by renewing their long-term lease at our 340,000 square foot industrial facility in Meriden, CT. This sophisticated family-owned supply chain and fulfillment firm uses our property to support their customers by providing a full range of eCommerce fulfillment services.

Bob's/ Eastern Mountain Sports (EMS), Meriden, CT- We were happy that the popular clothing and sporting goods retailer extended its long-term commitment at our 241,333 square foot facility. The property serves as the tenant's headquarters and sole distribution facility. Recently, SkyREM's subsidiary, SKY Power, constructed a roof-top renewable energy system, which produces most of the energy consumed on-site.



Keeco Fashions/ Springs, Martinsville, VA – We signed a long-term lease extension with Keeco Fashions. Keeco is a best-in-class home textile supplier, specializing in fashion, beddings, linens, mats, and household decor. SkyREM broke ground on a new connected 244,000 square foot building for Keeco in earlier in 2022 to accommodate their business growth. This project is a major expansion of their existing 300,000 square foot main pillow and bedding manufacturing facility. The development is scheduled to be completed in early 2023 and will support Keeco's long-term growth strategy, supplying bedding to consumers, hospitals and hotels throughout the world.



Crown Holdings, Inc., Dubuque, IA- We are happy to announce that the Fortune 500 sustainable food packaging company has doubled its production capacity at SkyREM's Dubuque, IA, property. This 330,000 square foot facility is used for the annual production of about 20 million 100% recyclable packaging containers.



Independent Living Association, Brooklyn, NY – Over thirty years ago SkyREM fully renovated a sixteen-unit, high quality care home for individuals with intellectual and developmental disabilities, managed by the [Independent Living Association](#). In 2022 we were happy to continue this important relationship, extending their lease on a long-term basis at the property. We are deeply proud to partner with this social impact non-profit, and support their mission, enabling their clients safe and affordable housing, and their families the peace of mind.



Quartermaster, Philadelphia, PA:

In 2022, SkyREM has embarked on significant investments to redevelop and transform a historic military base in Philadelphia, the Quartermaster, to a science and technology park. Stay tuned for upcoming exciting news.

[Allendale Research and Technology Center](#), King of Prussia, PA

SkyREM is excited to welcome two new tenants to our Allendale campus.

Lockheed Martin Corporation will be occupying over 50,000 square feet on a long-term basis to further their national defense and research operations. This American aerospace, arms, defense, information security, and technology corporation is a fantastic addition to our defense tenant base.



InductEV will be occupying over 50,000 square feet on a long-term basis as their headquarters and research center. This innovative developer of a unique and automatic electric vehicle charging station, powered by clean hydropower, will be a great addition to our sustainable living tenant base and will further our mission advancing social and sustainable impact throughout our portfolio.

Oxford Court, Langhorne, PA –

SkyREM's medical office complex in Oxford Court attracted significant regional healthcare providers this year. We are pleased to have signed a new long-term lease for nearly 14,000 square feet with **ABA Centers**



of America, which provides therapy to intellectually challenged individuals. SkyREM also welcomed **Forge Health, Ageless Men's Health, and Barc Developmental Services**, all highly sought-after medical providers. They joined existing tenants, including **Banyan Treatment Centers, Keller Williams, and Burlington Eye**, all of whom have extended and or expanded their leases.

2022 Development Projects:

Fayetteville, NC - SkyREM's first 125,000 square foot speculative industrial building directly on I-95 in Fayetteville, NC is nearing completion. This property will feature 36' clear heights, 16 dock high doors, LED lighting and ESFR fire protection systems. The building is approaching shell status with all walls tilted, steel erection complete and roof decking installation underway. The facility will be most advantageous for manufacturing, warehouse distribution, e-commerce or high-tech industrial users.



Fayetteville, NC - SkyREM continues developing our Cedar Creek industrial park. We are scheduled to break-ground on a 300,000 square foot state-of-the-art speculative industrial building in 2023. The park will encompass 1.6 million square feet of Class A industrial space and is also strategically located moments from I-95 and just 45 minutes from the Raleigh Durham metro area.

Giving Back to the Community - SkyREM is committed to making positive social impact through our charitable foundation, Northern Charitable Foundation. This past summer, we were the Platinum Sponsor for the *Annual Independent Living Association Golf Outing*. Event proceeds are dedicated to improving the lives of individuals with intellectual and developmental disabilities.



SkyREM was also honored to be a Platinum Sponsor of the *11th annual Swing for Life and Tennis Tournament* created to benefit the **Ezer Mizion Bone Marrow Registry**. **Ezer Mizion** is the world's largest not-for-profit Jewish bone marrow registry and has facilitated more than 4,500 life-saving stem cell transplants worldwide.



Positive Environmental Impact - One of SkyREM's core missions for more than two decades is to create a positive environmental impact. Our company is focused on operating and developing strategically located renewable assets, and providing value added services to our customers. Our goal is to reach the lowest possible carbon footprint in our facilities. SKY Power, our subsidiary company, owns, operates, and constructs renewable energy systems, wherever practical, which produce the bulk power needs for the properties. Our goal has always been to provide optimal efficiency while producing a cleaner, safer and healthier environment for all.



“The People” - I want to express my outmost gratitude to the SkyREM team for the motivation and commitment to our mission. Their dedication brought about outstanding relationships with our loyal clients and partners.

A special shout out goes to **Joe Righter**, Managing Director of SkyREM’s Mid-Atlantic and Multi-family portfolio, who has worked closely with me for many years, and has led the Pennsylvania team for the past three decades; Joe will retire in May 2023. His ingenuity, problem solving expertise, and people skills, have contributed greatly to our success story.



I would also like to recognize:

Special Year Milestone:

Celebrating 25-year anniversary - Dean Marshall, Property Maintenance Manager

Promotion:

James Pancetti was promoted from Senior Acquisitions Associate to Vice President.

About SkyREM, LLC

SkyREM, with corporate offices in New York and Philadelphia, is a vertically integrated real estate investor, owner, and developer. SkyREM has amassed a diversified portfolio of properties throughout the United States and employs an opportunistic, value driven, flexible approach to acquire real estate assets and develop sites in strategic markets. As a principal for its own account, Sky is actively acquiring throughout United States. To learn more about SkyREM please contact Marc Civitillo (929-274-2861) or James Pancetti at (929-286-4648), or visit www.skyrem.com.

