

CORNICHE

CAPITAL

Industrial Development | Private Equity | Venture Capital

www.cornichecapital.com

WHO WE ARE

Corniche Capital is a New York-based private equity and real estate investment firm specializing in the development, acquisition, and long-term ownership of industrial assets across the United States.

Founded and led by David Ebrahimzadeh, the firm develops and owns industrial facilities for mission-critical tenants—serving as a long-term landlord and capital partner across sectors including advanced manufacturing, defense and national security, aerospace, cold storage, data center infrastructure, and logistics.

Beyond real estate, Corniche Capital makes direct venture capital investments and participates in VC funds, reflecting the firm's broader investment thesis at the intersection of hard assets and frontier technology.

We go where our tenants need us. Corniche Capital develops build-to-suit facilities anywhere in the country—following our tenants into the markets that matter most to their operations and delivering the best value on an expedient timeline.

AT A GLANCE

- ▶ New York Headquarters
- ▶ Principal-Led Firm
- ▶ Build-to-Suit Developer
- ▶ Long-Term Landlord Model
- ▶ Nationwide Reach
- ▶ VC & Deep Tech Investor

INVESTMENT THESIS

Where Hard Assets Meet Frontier Technology

INDUSTRIAL REAL ESTATE

- ▶ Build-to-suit development for mission-critical tenants
- ▶ Acquire and reposition industrial assets in high-growth corridors
- ▶ Long-term ownership model generating stable cash flow
- ▶ Infrastructure and powered land for data center and energy tenants

STRATEGIC TECHNOLOGY

- ▶ Direct venture capital investments in defense and deep tech
- ▶ LP positions in sector-focused VC funds
- ▶ Portfolio companies aligned with industrial tenant base
- ▶ Convergence strategy: physical infrastructure + frontier technology

01

Build-to-Suit Development

Custom-designed industrial facilities built to each tenant's specifications. From site selection through construction and management, we deliver purpose-built space on an accelerated timeline.

02

Industrial Acquisition

Opportunistic acquisition of stabilized and value-add industrial properties in high-growth secondary markets. We target assets with strong tenant demand and repositioning upside.

03

Infrastructure & Powered Land

Sourcing, entitling, and developing powered land sites for data center, energy, and advanced manufacturing tenants requiring substantial electrical capacity and critical infrastructure.

SECTOR EXPERTISE



**ADVANCED
MANUFACTURING**



**DEFENSE &
NATIONAL SECURITY**



AEROSPACE



**COLD STORAGE &
FOOD LOGISTICS**



**DATA CENTERS &
INFRASTRUCTURE**



**LOGISTICS &
DISTRIBUTION**

BUILD-TO-SUIT APPROACH

1

Site Selection & Entitlement

Identify optimal locations based on tenant requirements, infrastructure access, and market dynamics

2

Design & Engineering

Custom facility design tailored to operational specifications and industry requirements

3

Construction Management

Ground-up development on accelerated timelines with full owner oversight

4

Ownership & Management

Long-term landlord relationship providing operational support and capital flexibility

NATIONWIDE REACH

We follow our tenants into the markets that matter most.

MOST ACTIVE MARKETS

- ▶ New York
- ▶ New Jersey
- ▶ Pennsylvania
- ▶ New Mexico
- ▶ Michigan
- ▶ Texas
- ▶ Arizona
- ▶ Nevada
- ▶ Georgia

ADDITIONAL MARKETS

- ▶ Tennessee
- ▶ Ohio
- ▶ Virginia
- ▶ North Carolina
- ▶ South Carolina
- ▶ Florida
- ▶ Indiana
- ▶ Colorado
- ▶ California

Corniche Capital will consider development opportunities in any U.S. market where tenant demand justifies investment.

BY THE NUMBERS

10M+

Square Feet
Under Management

NO LIMIT

Development Size | Typically 100,000 SF+

10+

Active Markets
Nationwide

100%

Owner-Operated
Portfolio

FEATURED PROJECT

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Los Morros Business Park

1300 Desert Willow Road | Los Lunas, New Mexico 87031

50-Acre Industrial Campus | Adjacent to Meta Data Center

EXISTING FACILITY

365,000
SF

Fully Leased

BUILD-TO-SUIT

400,000
SF

Available

TOTAL CAMPUS

50 Acres

M-1 Zoned

OCCUPANCY

100%

Existing Facility

LOS MORROS BUSINESS PARK — DETAILS

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- ▶ 365,000 SF fully leased industrial facility on 50 acres
- ▶ 400,000 SF of build-to-suit expansion available
- ▶ Adjacent to Walmart Distribution and Meta data center campus
- ▶ Tilt-up construction with 26' to 28' ceiling heights
- ▶ ESFR fire protection, 11 dock doors, 1 drive-in door
- ▶ Fully entitled and infrastructure-ready
- ▶ Proximity to I-25, I-40, and Albuquerque Intl Sunport
- ▶ Strong municipal incentives including LEDA and IRBs



PROPERTY ADDRESS

**1300 Desert Willow Road
Los Lunas, NM 87031**

Los Morros Business Park
Valencia County, New Mexico

TARGET TENANT PROFILES

Defense & Aerospace

Missile components, avionics, UAV assembly, classified manufacturing, MRO facilities

Requirements: Secure facilities, SCIF compliance, heavy power

Advanced Manufacturing

Semiconductor equipment, EV components, medical devices, precision machining

Requirements: Clean environments, heavy floor loads, process utilities

Cold Storage & Food

Temperature-controlled distribution, food processing, pharmaceutical logistics

Requirements: Refrigeration infrastructure, food-grade finishes

Data Center & Cloud

Hyperscale campuses, edge facilities, colocation, AI/ML compute clusters

Requirements: Megawatt-scale power, redundant utilities, fiber

Logistics & Distribution

E-commerce fulfillment, 3PL operations, last-mile hubs, regional distribution

Requirements: High clear heights, cross-dock, trailer parking

Energy & Infrastructure

Battery storage, hydrogen production, renewable energy components, grid equipment

Requirements: Heavy power, outdoor storage, rail access

OUR APPROACH

PRINCIPAL-LED

Every investment decision is made by the founder. No committees, no bureaucracy. David Ebrahimzadeh personally oversees every acquisition, development, and tenant relationship.

FOLLOW THE TENANT

We don't limit ourselves to a single geography. When a mission-critical tenant needs space, we go where they need us — anywhere in the country — and deliver purpose-built facilities on their timeline.

DEEP SECTOR KNOWLEDGE

Our team understands the operational requirements of defense contractors, aerospace manufacturers, and data center operators. This domain expertise translates to better-designed facilities.

SPEED & VALUE CREATION

Smaller, principal-led firms move faster. We underwrite, close, and break ground while larger institutional players are still forming committees. Speed is our competitive advantage.

LONG-TERM OWNERSHIP

We build to own. Our tenants benefit from a landlord committed to the asset for the long haul — not a developer looking to flip on delivery. This alignment creates lasting partnerships.

WHY CORNICHE CAPITAL

"We don't just build buildings — we build infrastructure for the industries that matter most to America's economic and national security."

— David Ebrahimzadeh, Founder & President

Aligned Interests

We invest our own capital alongside our partners. Our success is tied directly to the performance of every asset we build and manage.

Operational Expertise

Deep understanding of tenant requirements across defense, aerospace, data center, and advanced manufacturing sectors.

Flexible & Responsive

No investment committees or institutional bureaucracy. Decisions are made in days, not months, enabling us to capture time-sensitive opportunities.

Dual-Track Value

Our VC investments in defense and deep tech create proprietary deal flow and sector insights that inform our real estate strategy.

David Ebrahimzadeh

Founder & President

David Ebrahimzadeh is the Founder and President of Corniche Capital, a New York-based private equity and real estate investment firm specializing in the development, acquisition, and long-term ownership of industrial assets across the United States.

Under David's leadership, Corniche Capital has developed and managed a portfolio spanning more than 10 million square feet of industrial space, with a focus on build-to-suit facilities for mission-critical tenants in advanced manufacturing, defense, aerospace, cold storage, data center infrastructure, and logistics.

Beyond real estate, David maintains strategic venture capital investments at the intersection of hard assets and frontier technology, including LP positions in defense and deep-tech focused funds. This dual-track approach creates proprietary sector insights and deal flow that inform Corniche Capital's real estate strategy.

David is also a two-time U.S. patent holder in automotive safety technology and the author of *The Patent Playbook: From Idea to Approval*. His entrepreneurial background spans intellectual property monetization, technology commercialization, and capital markets.

David is based in New York City and leads all investment decisions, tenant relationships, and development activity for the firm.

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David Ebrahimzadeh

Founder & President

New York, New York

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