

Law360 Spotlights Katten's Representation of Morgan Stanley in \$211 Million LAX Industrial Buy

December 19, 2025

As featured by *Law360*, a Chicago Katten team led by Real Estate Partner Brian Spangler, including Associates Sarah Megan Erb and Julia Schenk, represented Morgan Stanley in its \$211 million acquisition of a last-mile distribution facility near Los Angeles International Airport (LAX). Morgan Stanley's acquisition was financed by a \$116.2 million securitized loan made by Goldman Sachs, wherein Morgan Stanley was represented by the Chicago Katten team led by Real Estate Senior Counsel Mark Simon, including Associate Gabriela Sampaio as well as Sarah.

The transaction, through investment funds managed by Morgan Stanley Real Estate Investing (MSREI), included a new Class A industrial building and an industrial outdoor storage parking site on 19 acres. The asset is leased to a major e-commerce retailer, with the seller undisclosed. Situated in West Los Angeles, the property provides immediate access to roughly three million residents across high-income submarkets, such as Santa Monica, Brentwood and Beverly Hills, *Law360* reported.

Katten's representation helped expand MSREI's 2025 US industrial acquisitions to approximately \$1.5 billion total, contributing to a portfolio exceeding 75 million square feet. The client characterized the facility as a critical asset for Southern California distribution and logistics, where limited land availability and regulatory hurdles can hinder development.

["Katten Guides Morgan Stanley On \\$211M LAX Industrial Buy,"](#) **Law360*, December 16, 2025

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