

BKM Capital Partners Releases White Paper Examining E-Commerce's Profound Impact on Industrial Real Estate

“The Ripple Effect of E-Commerce” explores the transformative trends, challenges, and opportunities shaping the sector.



Newport Beach, California Jan 14, 2025 ([IssueWire.com](https://www.issuewire.com)) - BKM Capital Partners, a vertically integrated institutional fund manager specializing in value-add light industrial properties, has unveiled its latest white paper, “The Ripple Effect of E-Commerce: The Case for Light Industrial.” This in-depth report explores how the rapid expansion of e-commerce, fueled by evolving consumer behaviors and technological advancements, is reshaping demand for industrial real estate, particularly small-bay light industrial assets.

The report contextualizes the rapid growth of e-commerce, which is forecast to surpass \$8 trillion in global sales by 2028, and examines how this seismic shift has driven the need for light industrial facilities capable of supporting last-mile logistics in infill markets. It highlights trends such as the integration of artificial intelligence, augmented reality, and automation, all of which are helping to redefine the logistics landscape and further elevating the importance of strategically located small-bay assets.

Among the report’s takeaways:

E-commerce as a Demand Driver: With online retail requiring three times more logistics space than traditional retail, e-commerce-related occupiers have become a cornerstone of industrial demand.

Small-Bay Industrial Stands Out: While larger warehouse facilities face rising vacancies and oversupply challenges, small-bay properties are thriving due to limited new development, infill locations, and high demand for proximity to urban centers.

Consumer Preferences Shaping Logistics: The demand for faster delivery, projected to drive a 78% growth in urban last-mile deliveries by 2030, underscores the competitive advantage of small-bay facilities in densely populated areas.

Technological Disruption: Advances in AI, AR, and drone delivery are revolutionizing supply chains, heightening the need for industrial properties capable of supporting advanced logistics operations.

Opportunities to Integrate Sustainability: As ESG considerations gain prominence, industrial operators are incorporating green technologies and practices to align with consumer and investor priorities.

“E-commerce is not just reshaping how we shop; it’s redefining the logistics and industrial real estate landscape in profound ways,” said Brian Malliet, BKM’s Founder, CEO, and Chief Investment Officer. “This white paper captures the dynamic interplay between consumer expectations, technological innovation, and industrial real estate fundamentals. Understanding and leveraging these trends is essential to navigating the evolving opportunities and challenges in our sector.”

The white paper also discusses how e-commerce has driven shifts in tenant demand, with logistics and third-party logistics companies now representing 30% of leasing activity nationwide. BKM’s portfolio reflects these trends, with strong leasing spreads and a tenant base that increasingly aligns with e-commerce-related industries. These metrics further reinforce the resilience of light industrial properties and highlight their adaptability to an evolving economic landscape.

As e-commerce continues to expand, the light industrial sector is poised to play a central role in meeting the demands of a fast-moving, increasingly digital economy. BKM’s white paper provides critical insights for investors, developers, and stakeholders seeking to understand the transformative impact of e-commerce and identify emerging opportunities.

Click [here](#) to download the full report.

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