



**FOR IMMEDIATE RELEASE**

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**KTR CAPITAL PARTNERS ACQUIRES OVER 100,000 SQUARE FEET IN BOLINGBROOK, ILLINOIS**

**New York, NY – November 12, 2014** - KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of 1115 Hosler Drive in Bolingbrook, Illinois. Built in 2001, this 100,364 square foot Class A asset features 30 foot clearance height, 5,000 square feet of office, T-5 lighting, air conditioning, ESFR and 10 loading docks. The building includes an expansion pad capable of accommodating 50,000 square feet of additional warehouse, 82 trailer spots or up to 222 car parking spots. This high image building is situated in the heart of the I-55 submarket with 420 feet of frontage along I-55. 1115 Hosler will become vacant at the end of the year at which time KTR will implement a capital program to cosmetically enhance the office as well as the warehouse interior.

“This transaction represented an opportunity to acquire a high image, flexible asset in a premier submarket that is experiencing strong leasing activity at increasing rents,” commented Ryan Stoller, Vice President of Investments at KTR. “The I-55 submarket currently boasts an all-time low vacancy rate and continues to experience strong user demand. 1115 Hosler features a highly flexible floor plan that offers a wide array of amenities unique to a building of this size in this market including air conditioning and excess land able to accommodate a future building expansion or additional car or trailer parking.”

Brian Kling of Colliers represented the Seller in this transaction.

KTR’s footprint in the Chicago market currently exceeds 10 million square feet.

**KTR CAPITAL PARTNERS**

KTR Capital Partners is a real estate investment, development and operating company focused exclusively on the industrial property sector. Headquartered in New York City with offices in Philadelphia, Chicago, Dallas, Las Vegas, Los Angeles and Miami, KTR has a 75 person platform that manages a series of discretionary value-add investment funds that target opportunities throughout major markets in North America. KTR funds currently own a portfolio of approximately 60 million square feet across North America and provide nearly \$7.0 billion of investment capacity. For additional information, please visit [www.ktrcapital.com](http://www.ktrcapital.com).