



**FOR IMMEDIATE RELEASE**

**Contact**

Britt Sanders  
KTR Capital Partners  
212-710-5076  
[bsanders@ktrcapital.com](mailto:bsanders@ktrcapital.com)

**KTR CAPITAL PARTNERS ACQUIRES AN ASSET IN THE AIRPORT  
SUBMARKET OF LOS ANGELES**

**New York, NY – May 15, 2014** - KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of 12524 Cerise Avenue, a 98,147 square foot warehouse, located in the Airport submarket of Los Angeles, California. 12524 Cerise Avenue was constructed in 1999, features 30 foot clearance height and 20,000 square feet of two-story office. Well-located in the Airport submarket, this asset is situated just 3.5 miles from the cargo entrance at Los Angeles International Airport (LAX) via the I-105 freeway, and is also proximate to both the I-405 and I-110 freeways.

“This was a unique opportunity to acquire a modern building in the heart of the highly sought-after Airport submarket of LAX,” mentioned Brian Gagne, Senior Vice President of Investments for KTR. “We will immediately invest capital to reposition and modernize the building by demolishing the mezzanine, installing ESFR throughout, widening the truck court and installing new dock positions. Upon completion of these improvements, this asset will be one of only a few Class A buildings within the high barrier to entry LAX Airport submarket where easily-accessed, functional product is scarce.”

Jeff Kernochan of Fischer & Company represented the seller in the transaction.

This acquisition brings KTR’s footprint in Southern California to nearly 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).