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**KTR ACQUIRES 964,000 SF IN WOODBRIDGE, NEW JERSEY**

**New York, NY- March 4, 2013** - KTR Capital Partners ("KTR") announced today that an affiliate closed on the acquisition of 964,155 SF in Woodbridge, New Jersey. The 65 acre site is comprised of two buildings; 301 Blair Road (562,230 SF) and 275 Omar Avenue (401,925 SF). The buildings are located in the Northern New Jersey Port submarket with close proximity to the New Jersey Turnpike, and approximately six miles from the entrance to the New Jersey Ports of Elizabeth/Newark and Newark Airport.

301 Blair Road features 30' clear ceiling height, 111 exterior loading docks, 125' truck courts, with parking for approximately 220 trailers. KTR plans to update the building to modern warehouse specifications including T-5 lighting, warehouse HVAC, power upgrades, and ESFR throughout to accommodate a tenant that has agreed to lease the entire building.

275 Omar Avenue is a 401,925 SF distribution facility comprised of 209,279 SF of dry storage and 111,646 SF of cooler space that was completed in 2004. KTR plans to redevelop the older vintage dry distribution space by rebuilding a Class A facility on the existing footprint while keeping the newer, existing cooler space intact. Upon completion, the building will feature 36' - 40' clear ceiling heights, 78 dock doors, 140'-150' truck courts, 300 trailer parking spaces and ample car parking.

Paul J. Charlton, Senior Vice President of Investments at KTR, stated, "This was an opportunity to acquire and reposition two sizeable distribution buildings in the heart of the Northern NJ market. We will immediately begin an extensive redevelopment strategy to fully renovate 301 Blair Road for an existing KTR tenant relationship, and fully redevelop 275 Omar Avenue on a speculative basis. We are excited about transforming the property into a Class A asset in a highly desirable submarket where modern distribution product is scarce."

**KTR CAPITAL PARTNERS**

KTR Capital Partners is a real estate private equity fund manager and operating company specializing in the industrial property sector. Headquartered in New York City with offices in Philadelphia, Chicago, Miami, Las Vegas and Los Angeles, KTR manages a series of discretionary value-add investment funds that target opportunities throughout major markets in North America. KTR's current investment vehicles provide approximately \$4.5 billion of investment capacity. For further information go to [www.ktrcapital.com](http://www.ktrcapital.com).