



FOR IMMEDIATE RELEASE

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**KTR CAPITAL PARTNERS ACQUIRES 148,935 SQUARE FEET IN THE
BAY AREA OF CALIFORNIA**

New York, NY – May 16, 2014 - KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of a 148,935 square foot distribution building located in Hayward, California. 30526 San Antonio Street was constructed in 1977, later expanded in 2005, and features 22-24 foot clearance height, a 120 foot loading court, 160 car parking stalls and a 6,000 square foot office. Situated in the heart of the I-880 corridor, the building is centrally located between Oakland and San Jose, offering easy access to the San Francisco Peninsula, Silicon Valley, Oakland Airport and Port of Oakland. The building will be vacant at the end of May, and at that time, KTR will commence an aggressive repositioning strategy.

“This was an exciting opportunity to acquire a functional building in the Bay Area at a discount to both replacement cost and recent trades for similar product,” commented Brian Gagne, Senior Vice President of Investments for KTR. “The I-880 corridor is one of the most active leasing markets in the country that currently has limited availability in buildings greater than 100,000 square feet. 30526 San Antonio is well-positioned within this rapidly improving operating environment, especially following our immediate plans to upgrade the building with modern systems and a renovated interior.”

Andrew Briner of CBRE represented KTR in the transaction and Jay Hagglund, Tom Damaschino and Phil Haenel of Cassidy Turley represented the seller.

This acquisition brings KTR’s footprint in California to over 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.