



FOR IMMEDIATE RELEASE

Contact

Britt Sanders
KTR Capital Partners
212-710-5076
bsanders@ktrcapital.com

KTR CAPITAL PARTNERS ACQUIRES A 13.5 ACRE INDUSTRIAL PARCEL IN HAYWARD, CALIFORNIA

New York, NY – January 8, 2014 - TR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of 31775 Hayman Street, a 13.5 acre industrial land parcel, located in Hayward, California. Currently, a 214,000 square foot metal structure stands on the parcel and is 100% leased through the spring of 2015. Upon lease expiration, KTR will look to scrape and redevelop the site with a 278,720 square foot state-of-the-art distribution facility. The new asset will feature 32 foot clear height, 40 doors, 222 car parking stalls, 60 trailer parking stalls, 120-185 foot truck court with a 60 foot concrete apron as well as ESFR. Additionally, the proposed layout of the building can be easily demised to accommodate two tenants if needed. The land parcel is well-located in the heart of the East Bay market with excellent access to the I-880 of the San Francisco Peninsula, Oakland Airport and the Port of Oakland.

Brian Gagne, Senior Vice President of Investments for KTR noted, “This is an attractive opportunity to acquire a sizeable, top-tier land position in an off-market transaction. This property is well-configured to support a new modern distribution facility which will include all of the functionality features that align with current tenant demand in the East Bay. With scarcity of Class A product in the I-880 Corridor, we will be ready to accommodate a build-to-suit or begin construction on a speculative basis immediately after the in-place lease expires.”

Jesse Lucas of Lee & Associates represented both the buyer and seller in this transaction.

This acquisition brings KTR’s total portfolio in California to approximately 9.1 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 53 million square feet across North America and provide nearly \$7.0 billion of investment capacity. For additional information, please visit www.ktrcapital.com.