



**FOR IMMEDIATE RELEASE**

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**KTR CAPITAL PARTNERS ACQUIRES A CLASS A BUILDING  
IN FORT LAUDERDALE**

**New York, NY – September 10, 2014** – KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of 3600 NW 54<sup>th</sup> Street in Fort Lauderdale, Florida. This 68,500 square foot, Class A building is located within a high-image Broward County business park situated directly between the Florida Turnpike and Interstate-95. Built in 1989 and expanded in 2006, the building features approximately 20% office finish, 110 foot truck courts, 25 foot clearance height as well as truck high, van high and at-grade level loading doors. Now vacant, KTR will reposition the building with a targeted capital improvement plan which will include interior and exterior cosmetic upgrades, parking lot repairs, and T5 lighting installation.

“The acquisition of 3600 NW 54th Street was a great opportunity to buy a free-standing, high quality building located within the Fort Lauderdale Commerce Center on an off-market basis at a price that is well below replacement cost,” commented PJ Charlton, Senior Vice President of Investments. “We have recently experienced the strength of recovery in Broward County first hand having increased occupancy on the distribution component of a 267,000 square foot portfolio of neighboring properties from 48% to 100% within the last twelve months. Given convenient access to the major highways and the high quality condition of the building coupled with its central Broward County business location, we expect similar success with this asset.”

Larry Genet, Harry Tangalakis and Tom O’Loughlin of CBRE represented KTR in this transaction.

KTR’s footprint in Florida currently exceeds 5 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, Miami and Seattle, KTR has an 80 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 65 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).