
FOR IMMEDIATE RELEASE

Contact

Caroline Lannen
KTR Capital Partners
(484) 530-1841
information@ktrcapital.com

**KTR CAPITAL PARTNERS ACQUIRES 3700 INDUSTRIAL ROAD IN
HARRISBURG, PENNSYLVANIA**

New York, NY - April 3, 2008 - KTR Capital Partners ("KTR") announced today that an affiliate has closed on the acquisition of 3700 Industrial Road in Harrisburg, Pennsylvania. The 735,600 SF distribution facility was acquired through a sale-leaseback transaction with Supervalu, who will continue to occupy the entire building.

The building is positioned on approximately 48 acres within the east shore submarket of Harrisburg with frontage on I-81. The facility was built in 1985 and expanded to increase the dry warehouse and freezer space in 1990 and 1999. The dry space totals nearly 510,000SF while the building offers nearly 4.75 million cubic feet of cold storage capacity, or 170,000 square feet; the balance of the facility is made up of office, support areas, and a truck maintenance facility. Ceiling heights range from 27 to 30 feet, and the property offers ample truck and car parking.

Don Chase, a Partner with KTR, stated the Supervalu property "represents a compelling re-entry into the Central Pennsylvania market since Keystone Property Trust. The building's quality, prime location and desirable cold-storage capabilities fit well with our strategy to acquire functional assets in strategic markets."

KTR CAPITAL PARTNERS

KTR Capital Partners is a private equity firm based in New York City that was established in November of 2004 to continue the highly successful real estate investment activities of Keystone Property Trust (formerly NYSE:KTR). Since December 1997, the KTR team has completed nearly \$3 billion of acquisitions and development. KTR is a recognized industry leader that has attracted investment capital from leading institutional investors for its first fund - Keystone Industrial Fund, L. P. - a \$500 million fund focused on value-add investments in the industrial real estate sector. The firm has offices in Suburban Philadelphia, Deerfield Beach, FL and Chicago. For further information please visit www.ktrcapital.com.