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**KTR CAPITAL PARTNERS ACQUIRES 439,567 SQUARE FEET IN  
ORANGE COUNTY**

**New York, NY – September 17, 2014** – KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of 601 S. Acacia Avenue located in Fullerton, California. This 439,567 square foot distribution center is well-located immediately north of the 91 Freeway in North Orange County and proximate to the 57 Freeway. 601 S. Acacia Avenue features 24-28 foot clearance height, cross dock configuration, 34,017 square feet of second story office space over two stories and 110 foot loading courts. The seller will remain in the building for a short period, and upon exit, KTR will immediately begin a capital improvement plan to reposition the building as a Class A industrial facility well suited for larger tenant requirements within Orange County. Planned work includes a roof replacement, seismic upgrades, façade and landscape enhancements and the installation of additional loading positions.

“The acquisition of 601 S. Acacia Avenue presented a great opportunity to acquire a highly functional larger box building in the infill market of Orange County,” commented Brian Gagne, Senior Vice President of Investments for KTR. “Currently, there are virtually no available spaces in Orange County greater than 400,000 square feet and there are only a handful of listings greater than 200,000 square feet. Following the functional and cosmetic upgrades, 601 S. Acacia Avenue will be well-positioned to attract headquarters and bigger box requirements looking for a strategic position in Orange County.”

Darla Longo, Michael Kendall, Ben Seybold and Andrew Morrow of CBRE represented the seller in this transaction.

This acquisition brings KTR’s footprint in Southern California to nearly 10.5 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).