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**Contact**

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

**KTR CAPITAL PARTNERS ACQUIRES 7540 BYRON DRIVE IN PALM BEACH COUNTY, FLORIDA**

**New York, NY- December 19, 2007-** KTR Capital Partners ("KTR") announced today that an affiliate has closed on the acquisition of 7540 Byron Drive in the Riviera Beach submarket of Palm Beach County, Florida. The 105,000 SF distribution facility was acquired through a sale-leaseback transaction with Suncrest Supply, who will continue to occupy the entire building. The property is positioned on approximately 6 acres and benefits from direct frontage and convenient access to Interstate 95 via Blue Heron Boulevard. The facility was built in 2005 and features 32' clear ceiling heights with fourteen dock high positions and four drive-in doors.

PJ Charlton, Senior Vice President at KTR, stated, "This is a Class A distribution building in the high barrier to entry South Florida industrial market. The property's convenient access to and frontage along I-95 enhances the already functional and attractive distribution building. South Florida is a core market for KTR and we will continue to seek out new industrial acquisition and development opportunities in Miami-Dade, Broward and Palm Beach counties in 2008."

**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](http://www.ktrcapital.com).