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**KTR CAPITAL PARTNERS ACQUIRES A 2.6 MILLION SQUARE FOOT PORTFOLIO**

**New York, NY – January 6, 2014** - KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of a 2.6 million square foot portfolio consisting of 13 Class A assets located in San Diego, Savannah and Dallas. The transaction also included a 24 acre land site in Dallas for new development. Ranging in size from 23,000 to 710,000 square feet, the assets include a combination of highly functional bulk industrial and light distribution buildings, with an average year of construction of 2002. The portfolio is currently 99% leased to 38 tenants.

The four assets in San Diego total 252,000 square feet and are located in Miramar, an established infill submarket of Central County, which provides immediate access to I-15 and the rest of Southern California. The two bulk-distribution buildings in Savannah total 1,036,000 square feet and are proximate to the Port of Savannah, which is now the second largest container port on the East Coast. Lastly, the portfolio included a seven building, 1,316,000 square foot distribution complex in Dallas known as Heritage Business Park. The business park is located within the DFW Airport submarket, has highway frontage on SH 26, and excellent access to major arteries in the DFW Metroplex such as I-635, SH 114, SH 121 and SH 360.

Phil Prassas, Senior Vice President of Investments for KTR, stated, “This was a rare opportunity to acquire a best-in-class portfolio of highly functional real estate on an off-market basis. Additionally, the acquisition afforded KTR the ability to enhance its national portfolio by entering two new markets in San Diego and Savannah. These assets are well-positioned in their respective markets and we are confident that there will be opportunities to add value going forward.”

Darla Longo, Barbara Emmons, Jack Fraker, Josh McArtor, Chris Riley and Frank Fallon of CBRE represented the seller in this transaction.

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