

Current Availabilities as of July 2014

State	Market	Address	City	Industrial/ Office/Cold Storage/Retail	Availabilities (SF)			Listing Broker Contact	Listing Broker Email
					Total	Minimum	Clear Height		
AZ	Southwest Phoenix	4929 W. Van Buren St.	Phoenix	I	74,642	37,321	24'	Marc Hertzberg - JLL (602) 648-9219	marc.hertzberg@am.jll.com
		6104 W. Washington St.	Phoenix	C	194,977	194,977	33'	Scott Delphy - CBRE (310) 550-2531	scott.delphy@cbre.com
CA	Bay Area	30526 San Antonio St.	Hayward	I	150,276	150,276	22'	Jay Hagglund - Cassidy Turley (510) 267-6011	jay.hagglund@cassidyurley.com
		31775 Hayman St.	Hayward	I	214,813	214,813	25'-30'	Jesse Lucas - Lee & Associates	jucas@lee-associates.com
		8024-8058 Central Ave.	Newark	I/O	22,963	7,801	20'	Joe Kelly - CBRE (650) 494-5174	joe.kelly@cbre.com
		1700 Fairway Dr.	San Leandro	O	20,000	20,000	n/a	Jon Elder - JLL (510) 465-9402	jon.elder@am.jll.com
CA	Los Angeles	5560 E. 61st St.	Commerce	I	41,056	41,056	30'	John McMillan - Cushman & Wakefield (310) 525-1905	john.mcmillan@cushwake.com
		350 W. Manville St.	Compton	I	50,000	50,000	24'	Brad Levin - Daum Commercial (310) 538-6728	brad.levin@daumcommercial.com
		1990 S. Cucamonga Ave.	Ontario	I	416,713	416,713	30'	Len Santoro - CBRE (909) 418-2158	len.santoro@cbre.com
		9910 Nevada St.	Redlands	I	425,940	425,940	32'	Jeff Smith - Lee & Associates (909) 373-2909	jsmith@lee-assoc.com
CA	San Diego	9040 Activity Rd.	San Diego	I	14,132	14,132	24'	Rob Merkin - CBRE (858) 546-4629	rob.merkin@cbre.com
FL	Southeast Florida	1001 Broken Sound Pkwy.	Boca Raton	I/O	10,250	10,250	16'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		1225 Broken Sound Pkwy.	Boca Raton	I/O	16,281	5,720	16'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		4801 Johnson Rd.	Coconut Creek	I/O	10,027	3,060	24'	Christopher Thomson - Cushman & Wakefield (561) 227-2020	christopher.thomson@cushwake.com
		5251-5255 NW 33rd Ave. Bldg. 1	Cypress Creek	O	2,118	731	9'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		5231-5237 NW 33rd Ave. Bldg. 2	Cypress Creek	O	6,135	2,600	9'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		5211-5219 NW 33rd Ave. Bldg. 4	Cypress Creek	O	4,349	1,988	9'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		5221-5229 NW 33rd Ave. Bldg. 5	Cypress Creek	O	9,161	9,161	9'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		5241-5249 NW 33rd Ave. Bldg. 6	Cypress Creek	O	1,463	1,463	9'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3437-3453 NW 55th St. Bldg.1	Cypress Creek	I/O	8,864	1,611	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3467-3475 NW 55th St. Bldg. 2	Cypress Creek	I/O	3,638	610	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3421-3435 NW 55th St. Bldg. 3	Cypress Creek	I/O	3,499	902	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3403-3411 NW 55th St. Bldg. 4	Cypress Creek	I/O	5,289	859	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3347-3355 NW 55th St. Bldg. 5	Cypress Creek	I/O	5,783	2,597	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3361-3375 NW 55th St. Bldg. 6	Cypress Creek	I/O	10,173	1,825	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3323-3337 NW 55th St. Bldg. 7	Cypress Creek	I/O	8,186	1,056	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3301-3309 NW 55th St. Bldg. 8	Cypress Creek	I/O	6,614	902	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		602 - 668 S. Military Trl.	Deerfield Beach	I/O	9,406	1,938	16'	Owen Sagar - CBRE (561) 393-1634	owen.sagar@cbre.com
		674 - 692 S. Military Trl.	Deerfield Beach	I	16,326	7,200	18'	Tom O'Loughlin - CBRE (954) 356-0468	tom.oloughlin@cbre.com
		712 - 734 S. Military Trl.	Deerfield Beach	I	16,008	16,008	24'	Tom O'Loughlin - CBRE (954) 356-0468	tom.oloughlin@cbre.com
		736 - 774 S. Military Trl.	Deerfield Beach	I	17,104	17,104	24'	Tom O'Loughlin - CBRE (954) 356-0468	tom.oloughlin@cbre.com
		776 - 858 S. Military Trl.	Deerfield Beach	I/O	17,392	1,777	16'	Owen Sagar - CBRE (561) 393-1634	owen.sagar@cbre.com
		1395 NW 17th Ave.	Delray Beach	I/O	10,930	1,000	20'	Christopher Thomson - Cushman & Wakefield (561) 227-2020	christopher.thomson@cushwake.com
		430 S. Congress Ave.	Delray Beach	I	31,303	1,664	24'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		3600 NW 54th St.	Fort Lauderdale	I	68,500	68,500	25'	Tom O'Loughlin - CBRE (954) 356-0468	tom.oloughlin@cbre.com
		1901-1949 Tigertail Blvd.	Hollywood	I	7,000	7,000	22'	David Wigoda - JLL (954) 829-3737	david.wigoda@am.jll.com
		5555 Anglers Ave.	Hollywood	O	7,073	3,500	16'	David Wigoda - JLL (954) 829-3737	david.wigoda@am.jll.com
		645 NW Enterprise Dr.	Port St. Lucie	I	14,400	2,400	18'	Derrick Christenson - Christenson Commercial RE (772) 419-5076	derricksoldit@aol.com
651 NW Enterprise Dr.	Port St. Lucie	I	13,824	1,536	18'	Derrick Christenson - Christenson Commercial RE (772) 419-5076	derricksoldit@aol.com		
7540 Byron Dr.	Riviera Beach	I	104,640	104,640	32'	Christopher Thomson - Cushman & Wakefield (561) 227-2020	christopher.thomson@cushwake.com		
7655 Enterprise Dr.	Riviera Beach	I	17,020	1,600	18'	Michael Falk & Co. (561) 478-6400	michael@falkandco.com		

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FL	Southeast Florida	7656 Byron Dr.	Riviera Beach	I	6,274	6,274	18'	Michael Falk & Co. (561) 478-6400	michael@falkandco.com
		9439 W. Commercial Blvd.	Tamarac	I	190,300	70,200	35'	Tom O'Loughlin - CBRE (954) 356-0468	tom.oloughlin@cbre.com
FL	Orlando	38 Skyline Dr.	Lake Mary	I	60,500	25,000	32'	Bo Bradford - Lee & Associates (321) 281-8502	bbradford@lee-associates.com
		7000 Kingspointe Pkwy.	Orlando	I	42,354	42,354	30'	Bo Bradford - Lee & Associates (321) 281-8502	bbradford@lee-associates.com
FL	Tampa	4023 Tampa Rd.	Oldsmar	I/O	30,564	9,564	20'	Alan Feldshue - Colliers Arnold (727) 442-7296	alan.feldshue@colliers.com
		4025 Tampa Rd.	Oldsmar	I/O	26,151	555	20'	Alan Feldshue - Colliers Arnold (727) 442-7296	alan.feldshue@colliers.com
		4027 Tampa Rd.	Oldsmar	I	46,000	16,000	22'	John Dunphy - JLL (813) 387-1312	JohnC.Dunphy@am.jll.com
		4029 Tampa Rd.	Oldsmar	I	94,000	18,000	22'	John Dunphy - JLL (813) 387-1312	JohnC.Dunphy@am.jll.com
GA	Atlanta	1650 Horizon Pkwy.	Buford	I	85,960	30,480	28'	Mark Hawks - CBRE (404) 504-5978	mark.hawks@cbre.com
		1500 Distribution Ct.	Lithia Springs	I	35,533	35,533	24'	Chris Miller - NAI Brannen Goddard (404) 812-4084	cmiller@naibg.com
		1575 Distribution Ct.	Lithia Springs	I	85,000	85,000	26'	Chris Miller - NAI Brannen Goddard (404) 812-4084	cmiller@naibg.com
		220 Greenwood Ct.	McDonough	I	504,000	240,000	30'	Chris Copenhaver - Cushman & Wakefield (404) 853-5240	chris.copenhaver@cushwake.com
		3605 Royal South Pkwy.	Union City	I	184,743	42,000	28'	Steve Bridges - JLL (404) 995-2445	stephen.bridges@am.jll.com
		3630 Royal South Pkwy.	Union City	I	30,714	30,714	24'	Steve Bridges - JLL (404) 995-2445	stephen.bridges@am.jll.com
IL	Chicago	200 S Mitchell Ct.	Addison	I	85,385	85,385	22'	Jeff Fischer - NAI Hiffman (630) 317 - 0726	jfischer@hiffman.com
		1919 Diehl Rd.	Aurora	I	149,525	20,000	30'	Brian Kling - Colliers International - (847) 698 - 8223	brian.kling@colliers.com
		3557 Butterfield Rd.	Aurora	I	88,114	30,000	30'	Brian Kling - Colliers International (847) 698 - 8223	brian.kling@colliers.com
		2605 White Oak Circle	Aurora	I	20,854	20,854	22'	David Prioletti - CB Richard Ellis - (630) 573 - 7092	david.prioletti@cbre.com
		7447 Central Ave.	Bedford Park	I	62,500	62,500	21'	Steve Connolly - NAI Hiffman (630) 639-0642	sconnolly@hiffman.com
		700 Gateway Dr.	Bolingbrook	I	206,711	206,711	30'	Jeff Galante - Lee & Associates of Illinois (773) 355 - 3007	jgalante@lee-associates.com
		513 Express Center Dr.	Chicago	I	138,000	69,000	24'	Matt Mulvihill - CBRE (847) 706-4964	matt.mulvihill@cbre.com
		3100-3250 S. Central Ave.	Cicero	I	220,685	10,134	14'-22'	Peter Bourke - Colliers International (847) 698-8252	p.bourke@colliers.com
		105 E. Oakton St.	Des Plaines	I	100,227	100,227	23'	Matthew Stauber - Colliers International (847) 698-8236	matthew.stauber@colliers.com
		2125 Lively & 1100-1150 Arthur Ave.	Elk Grove Village	I	87,912	20,339	20'	Chris Nelson - Lee & Associates of Illinois (773) 355-3011	cnelson@lee-associates.com
		3710 N. River Rd.	Franklin Park	I	79,961	20,000	30'	Matt Mulvihill - CBRE (847) 706-4964	matt.mulvihill@cbre.com
		10800-10900 W. Belmont Ave.	Franklin Park	I	66,417	66,417	16'-24'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
		1100 Lakeside Dr.	Gurnee	I	39,364	39,364	18'	Keith Puritz - CBRE (847) 572-1410	keith.puritz@cbre.com
		1820 Northwestern Ave.	Gurnee	I	24,000	24,000	22'	Robin Stolberg - JLL (312) 228-3218	robin.stolberg@am.jll.com
		2407 - 2457 W. North Ave.	Melrose Park	I	49,763	49,763	30'	John Suerth - CBRE (847) 706-4929	john.suerth@cbre.com
		1660 Wall St.	Mt. Prospect	I	88,350	20,000	30'	Jonathan Kohn - Colliers International (847) 698-8279	jonathan.kohn@colliers.com
		KY	Louisville	158 Pinnacle Dr.	Romeoville	I	8,907	8,907	21'
4210 Transworld	Schiller Park			I	16,200	16,200	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
4310 Transworld	Schiller Park			I	23,000	23,000	18'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
4205-4321 N. United Pkwy.	Schiller Park			I	11,200	11,200	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
10508 N. United Pkwy.	Schiller Park			I	10,672	10,672	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
10509-10521 N. United Pkwy.	Schiller Park			I	16,000	8,000	16'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
10525 Delta Pkwy.	Schiller Park			I	29,500	29,500	18'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
4250 - 4306 N. United Pkwy.	Schiller Park			I	54,020	27,010	21'	Larry Goldwasser - Cushman & Wakefield (312) 470-2323	larry.goldwasser@cushwake.com
1601 Atlantic Dr.	West Chicago			I	3,258	3,258	18'	Adam Johnson - NAI Hiffman (630) 317-0729	ajohnson@hiffman.com
659 Park Loop Road	Shepherdsville			I	606,492	300,000	36'	Powell Spears - Cassidy Turley (502) 394-2509	powell.spears@cassidyurley.com

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NJ	New Jersey	iPort 12 - 8003 Industrial Ave.	Carteret	I	1,064,515	250,000	36'	Nate Demetsky - JLL (609) 672-3163	Nate.Demetsky@am.jll.com
		3001 Woodbridge Ave.	Edison	I	393,000	86,000	27'	Adam Citron - JLL (732) 590-4174	adam.citron@am.jll.com
		600 Meadowlands Pkwy.	Secaucus	I	8,428	2,428	24'	Brian Scheuer - Chaus Realty (201) 288-8818	bscheuerchausr@aol.com
		600 Meadowlands Pkwy.	Secaucus	O	29,243	1,383	n/a	Brian Scheuer - Chaus Realty (201) 288-8818	bscheuerchausr@aol.com
		100 Hollister Rd.	Teterboro	O	6,301	6,301	n/a	Scott Perkins - NAI Hanson (201) 478-7388	sperkins@naihanson.com
NV	Las Vegas	1385 Pama Ln.	Las Vegas	I	16,338	16,338	24' - 28'	Susan Borst - Colliers (702) 836-3719	susan.borst@colliers.com
		3550 E. Post Rd.	Las Vegas	I/O	8,000	4,000	16'-22'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3585 E. Patrick Ln.	Las Vegas	I/O	13,415	4,880	20'-22'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3595 E. Patrick Ln.	Las Vegas	I/O	14,012	5,267	20'-22'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3650 E. Post Rd.	Las Vegas	I/O	39,420	17,380	24' - 28'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3755 E. Post Rd.	Las Vegas	I/O	68,198	68,198	24' - 28'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3655 E. Patrick Ln.	Las Vegas	I/O	19,802	5,104	20' - 22'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6155 S. Sandhill Rd.	Las Vegas	I/O	6,050	6,050	24'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6180 S. Pearl St.	Las Vegas	I/O	21,600	21,600	30'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6255 S. Sandhill Rd.	Las Vegas	I/O	4,800	4,800	20'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6275 S. Pearl St.	Las Vegas	I/O	27,362	11,000	24'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6295 S. Pearl St.	Las Vegas	I/O	42,578	4,800	24' - 28'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		7540 Dean Martin Dr.	Las Vegas	I/O	24,163	6,077	20'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		7350 Dean Martin Dr.	Las Vegas	I/O	9,870	9,870	22-24	Renee Carroll - KTR (702) 605-6508	rcarroll@ktrcapital.com
		7370 Dean Martin Dr.	Las Vegas	I/O	22,012	22,012	22-24	Renee Carroll - KTR (702) 605-6508	rcarroll@ktrcapital.com
NV	Reno	1381 Capital Blvd.	Reno	I	123,054	123,054	24-28'	Eric Bennett - CBRE (775) 823-6963	eric.bennett@cbre.com
		9085 Mova Blvd.	Reno	I	28,800	28,800	30'	Dave Simonsen - NAI Alliance (775) 336-4667	dsimonsen@naialliance.com
PA	Harrisburg	3700 Industrial Rd.	Harrisburg	I	195,422	195,422	30'	Michael Zerbe - Colliers (610) 684-1853	michael.zerbe@colliers.com
		3700 Industrial Rd.	Harrisburg	O	16,646	16,646	n/a	Michael Zerbe - Colliers (610) 684-1853	michael.zerbe@colliers.com
		3700 Industrial Rd.	Harrisburg	C	90,000	90,000	30'	Chris Cummings - Colliers (404) 877-9255	chris.cummings@colliers.com
TN	Nashville	104 Challenger Dr.	Portland	I	214,000	60,000	30'	John Ward - Cassidy Turley (615) 301-2834	john.ward@cassidyurley.com
		1125 Vaughn Dr.	Portland	I	504,000	192,000	32'	John Ward - Cassidy Turley (615) 301-2834	john.ward@cassidyurley.com
TX	Dallas	600 109th St.	Arlington	I	127,795	38,251	20'	John Brewer - CBRE (817) 987-4403	john.brewer3@cbre.com
		4601 Gold Spike Dr.	Fort Worth	I	502,323	185,000	32'	Matt Carthey - HLC (817) 710-1111	mcarthey@hfortworth.com
		620 Westport Pkwy.	Grapevine	I	122,850	57,000	24'	Rick Medinis - NAI Robert Lynn (214) 256-7116	rmedinis@robertlynn.com
		1000 Nolen Dr.	Grapevine	I	70,000	70,000	24'	Michael Spain - Bradford (972) 337-9325	mspanin@bradford.com
TX	Houston	9010 West Little York Road	Houston	I	152,095	68,400	24'	Justin Robinson - Stream (713) 300-0300	jrobinson@streamrealty.com
WA	Seattle	20211 87th Ave S (Building H)	Kent	I	115,200	28,800	30'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		20024 87th Avenue South (Building F)	Kent	I	108,000	36,000	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		19802 87th Avenue South (Building F)	Kent	I	55,200	55,200	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		8609-8633 S 208th St. (Building O)	Kent	I	48,000	9,600	22'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		20848 84th Avenue South (Building L)	Kent	I	36,233	36,233	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		20201 87th Avenue South (Building H)	Kent	I	28,800	28,800	30'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		19815 85th Avenue South (Building A)	Kent	I	24,750	9,000	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		19821 87th Avenue South (Building D)	Kent	I	18,000	18,000	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
20001-20021 87th Avenue South (Building E)	Kent	I	9,600	9,600	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com		

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					Total	Minimum			
WA	Seattle	21040 84th Avenue South (Building R)	Kent	R	3,280	3,280	n/a	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com

Current Land and BTS Availabilities as of July 2014

AZ	Phoenix	6111 W. Washington St.	Phoenix	I	273,000	114,000	32'-36'	John Werstler - CBRE (602) 735-5504	john.werstler@cbre.com
CA	Bay Area	Pinole Point	Richmond	I	515,415	41,365	32'	Todd Severson - Colliers (510) 433-5810	todd.severson@colliers.com
CA	Los Angeles	9425 Nevada St.	Redlands	I	215,684	215,684	32'	Chuck Belden - Cushman & Wakefield (909) 942-4640	chuck.belden@cushwake.com
FL	Southeast	Miami Int'l Distribution Center	Doral	I	94,000	94,000	36'	Jose Juncadella - Fairchild Partners (305) 668-0620	jjuncadella@fairchildpartners.com
		Seneca North Industrial Park	Pembroke Pines	I	36,300	36,300	30'	Rick Etner - Cushman & Wakefield (954) 771-0800	rick.etner@cushwake.com
IL	Chicago	Crossroads of DuPage	West Chicago	I	210,000	105,000	30'	Kirk Armour - CB Richard Ellis (847) 706 - 4030	kirk.armour@cbre.com
NV	Reno	Eagle Valley Industrial Center	McCarraan	I	566,875	275,000	32'-36'	Eric Bennett - CBRE (775) 823-6963	eric.bennett@cbre.com
PA	Eastern PA	Hanover Ridge Trade Center	Wilkes-Barre	I	2,300,000	800,000	36'	Paul Torosian - JLL (609) 410-8755	paul.torosian@am.jll.com
TX	Dallas	Interchange Distribution Center	DeSoto	I	1,600,000	800,000	36'	John Clowney - (919) 900-8323	jclowney@ktrcapital.com
		Heritage Business Park	Southlake	I	335,712	18,000	30'	Michael Spain - Bradford (972) 337-9325	mspanin@bradford.com
TX	Houston	Greens Parkway	Houston	I	213,000	53,250	30'	John Clowney - (919) 900-8323	jclowney@ktrcapital.com

KTR Asset Management Contacts

Steve Butte - Partner - National
 sbutte@ktrcapital.com (484) 530-1843

Al Corr - Senior Vice President - PA & National Dispositions
 acorr@ktrcapital.com (484) 530-1821

Britt Sanders - Business Development - National
 bsanders@ktrcapital.com (212) 710-5076

Bob Andrews - Senior Vice President - CA, AZ, NV, WA
 bandrews@ktrcapital.com (213) 784-3656

Kevin Apel - Vice President - Southern CA, AZ
 kapel@ktrcapital.com (213) 784-4429

Vin Buoniconti - Asset Manager - Southeast FL
 vbuoniconti@ktrcapital.com (954) 354-1611

Renee Carroll - Asset Manager - NV
 rcarroll@ktrcapital.com (702) 605-6508

John Clowney - Vice President - GA, TX
 jclowney@ktrcapital.com (919) 900-8323

Marty Edmondson - Vice President - IL, OH
 medmondson@ktrcapital.com (847) 737-4841

Ryan Fitzgibbon - Asset Manager - WA
 rfitzgibbon@ktrcapital.com (206) 331-6126

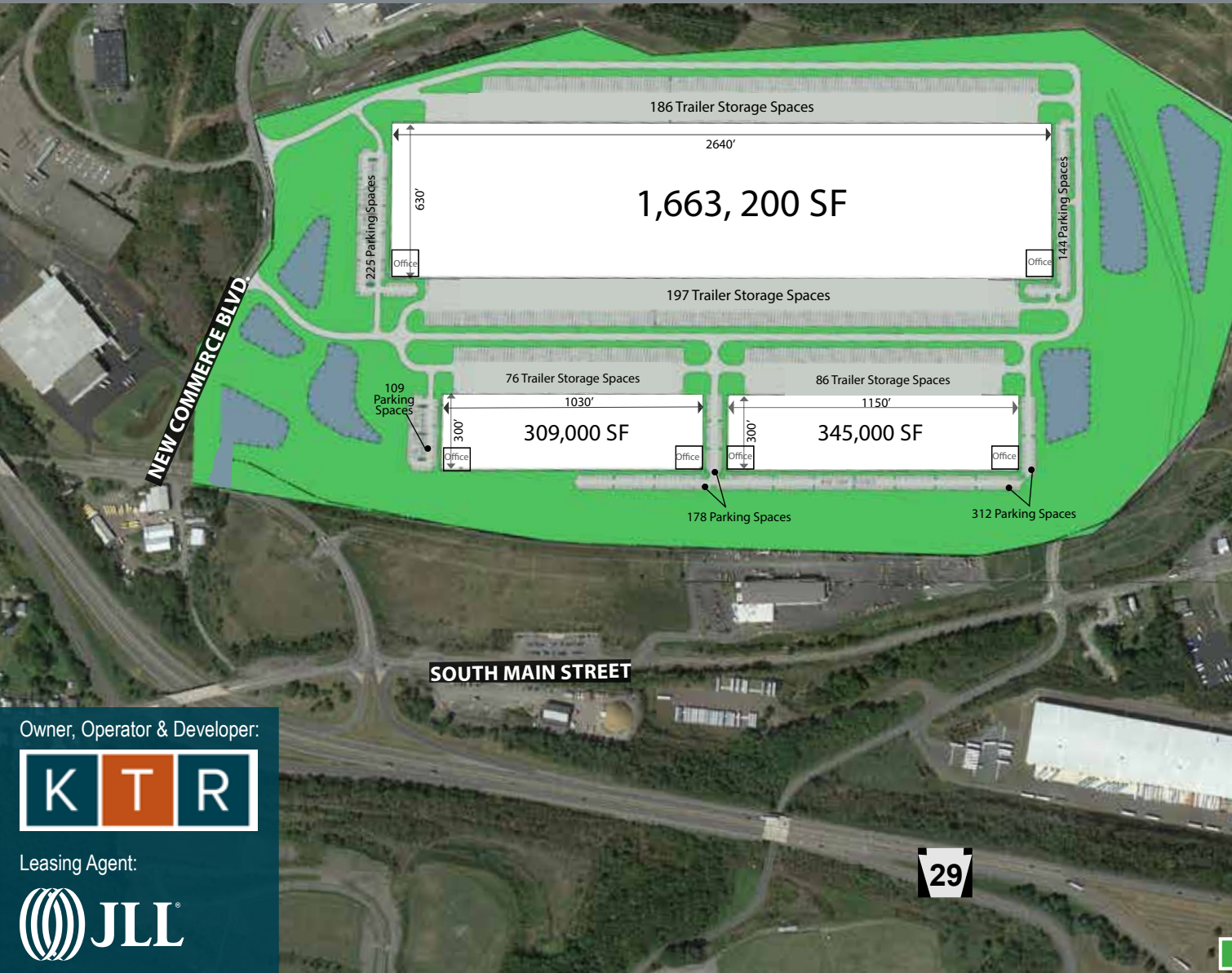
Steve Pron - Senior Vice President - Midwest, NV, NJ
 spron@ktrcapital.com (484) 530-1851

Ben Rosen - Asset Manager - NJ
 brosen@ktrcapital.com (212) 710-5074

Brad Stitchberry - Vice President - FL
 bstitchberry@ktrcapital.com (954) 354-0290

Rob Turcott - Vice President - IL, WI
 rturcott@ktrcapital.com (847) 737-4843

NEW DEVELOPMENT - DESIGN FLEXIBILITY UP TO 2.0 MSF (SINGLE BUILDING)



Located in a Keystone Opportunity Zone through 2024



*APPROVED
DEVELOPMENT
UP TO 2.3 MSF
(1.6 MSF SPECS BELOW)*

- *Building Size: 1,663,200 SF*
- *Dimensions: 630' x 2,640'*
- *Loading format: Cross-dock*
- *Loading doors: 350 (1 per 4,652 SF)*
- *Trailer Parking Stalls: 383*
- *Truck Court depth: 190'*
- *Car parking spaces: 369*

Owner, Operator & Developer:



Leasing Agent:



Exit 164

LOGISTICS AND INFRASTRUCTURE

Distances to ports, highways, shipping and intermodal facilities

DISTANCES TO CITIES

City	Distance (mi)	Drive Time (hrs.)
Philadelphia	116.8	1.9
New York City	141.4	2.3
Baltimore	180.9	2.7
Washington	223.4	3.4
Boston	313.1	4.7
Toronto	344.0	6.2

DISTANCES TO PORTS

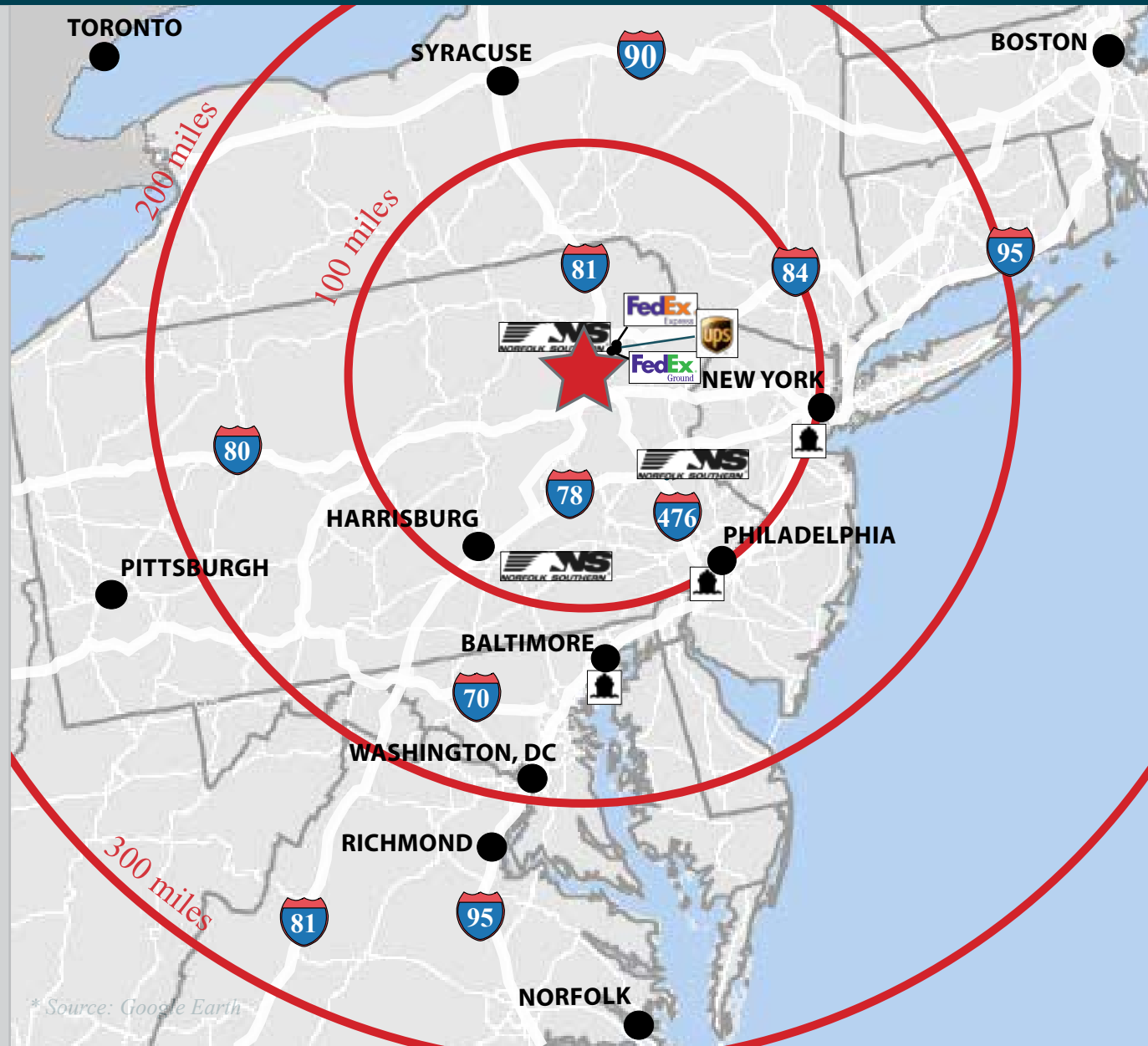
City	Distance (mi)	Drive Time (hrs.)
Port of Philadelphia	121.3	2.0
Port of Newark-Elizabeth	127.2	2.1
Port of Baltimore	181.4	2.7
Port of Virginia	378.0	6.5

DISTANCES TO HIGHWAYS

City	Distance (mi)	Drive Time (hrs.)
Interstate 81	1.0	0.1
Interstate 476	13.8	0.3
Interstate 78	14.6	0.3
Interstate 80	15.1	0.3
Interstate 84	27.9	0.5

DISTANCES TO INTERMODAL & SHIPPING FACILITIES

City	Distance (mi)	Drive Time (hrs.)
FedEx Ground - Pittston, PA	13.1	0.3
UPS Customer Center, Pittston, PA	13.7	0.3
FedEx Shipping Center, Pittston, PA	15.3	0.4
Norfolk Southern - Taylor, PA	20.5	0.4
Norfolk Southern - Bethlehem, PA	77.5	1.3
Norfolk Southern - Harrisburg, PA	101.0	1.6



SITE OVERVIEW

Strategic & Flexible Designs

On behalf of the owner KTR Capital Partners, JLL is pleased to offer for build-to-suit opportunity Hanover Ridge Trade Center, Wilkes-Barre, PA. The project has significant design flexibility and can accommodate varying sizes up to 2.3 million square feet. In addition, Hanover Ridge Trade Center is located in a Keystone Opportunity Zone (KOZ), which will allow an eligible business to operate essentially free from state and local taxes through 2024.

Located within the Pennsylvania Industrial Market, Hanover Ridge Trade Center is within a 600 mile radius of over 40% of the US population with **immediate access to some of the region's most traveled highways including I-81, I-80, I-95, I-78, and I-84.** This location has proven to be one of the most important on the eastern seaboard for big-box distribution users, specifically retail and e-commerce.

The site's centralized location within Northeast Pennsylvania benefits from a strong, reliable, low-cost labor force. Hanover Ridge Trade Center is on the southern edge of Wilkes-Barre and is able to draw from this strong local labor pool in addition to Scranton, PA to the north and Hazleton, PA to the south. **There are 265,000 people located within a 25-minute drive time and 636,000 within a 45-minute drive time.**

Location

	<i>Total Population</i>	
	10 MILE RADIUS	20 MILE RADIUS
Hanover Ridge, Wilkes-Barre, PA	192,122	421,504
I-81/I-78 split, Fredericksburg, PA	102,528	388,528
Humboldt Industrial Park, Hazleton, PA	82,721	274,605
I-81 Exit 44, Carlisle, PA	80,804	347,522
I-81 Exit 29, Shippensburg, PA	51,649	212,906
I-80 Exit 284, Blakeslee, PA	37,910	284,547

Source: U.S. Bureau of the Census, 2010

Approved Design:



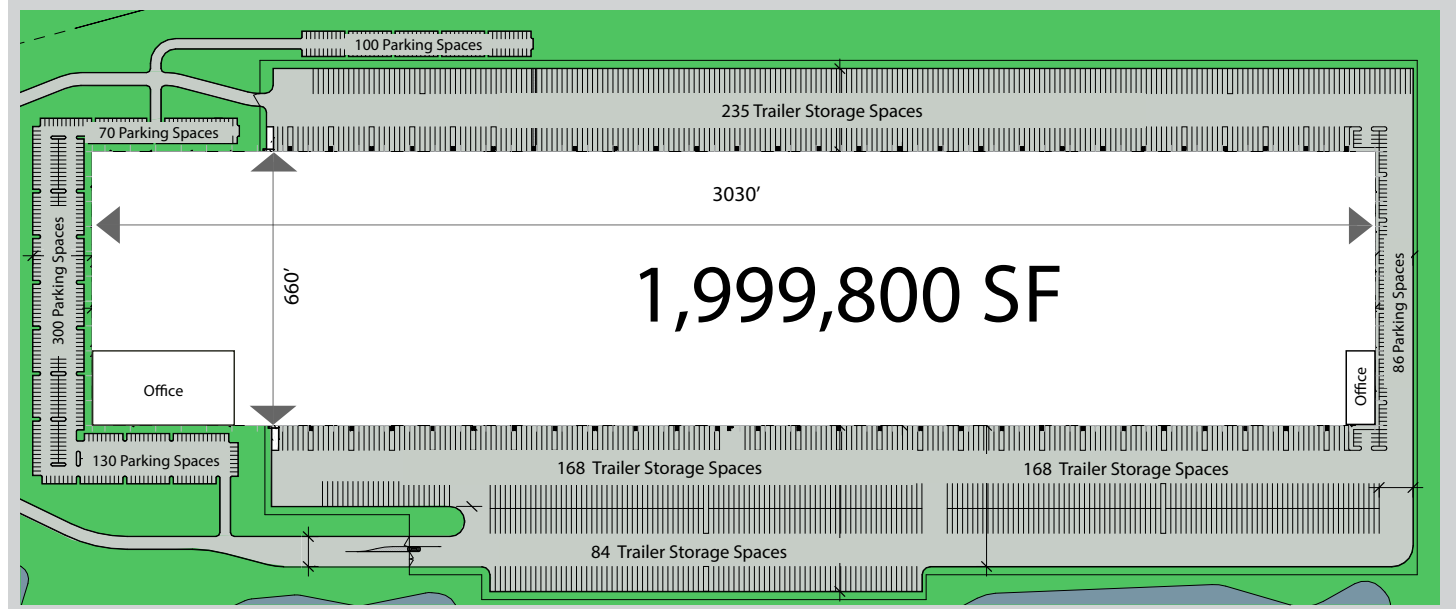
SITE OVERVIEW

Strategic & Flexible Designs

Big Box Design

Specifications (Conceptual):

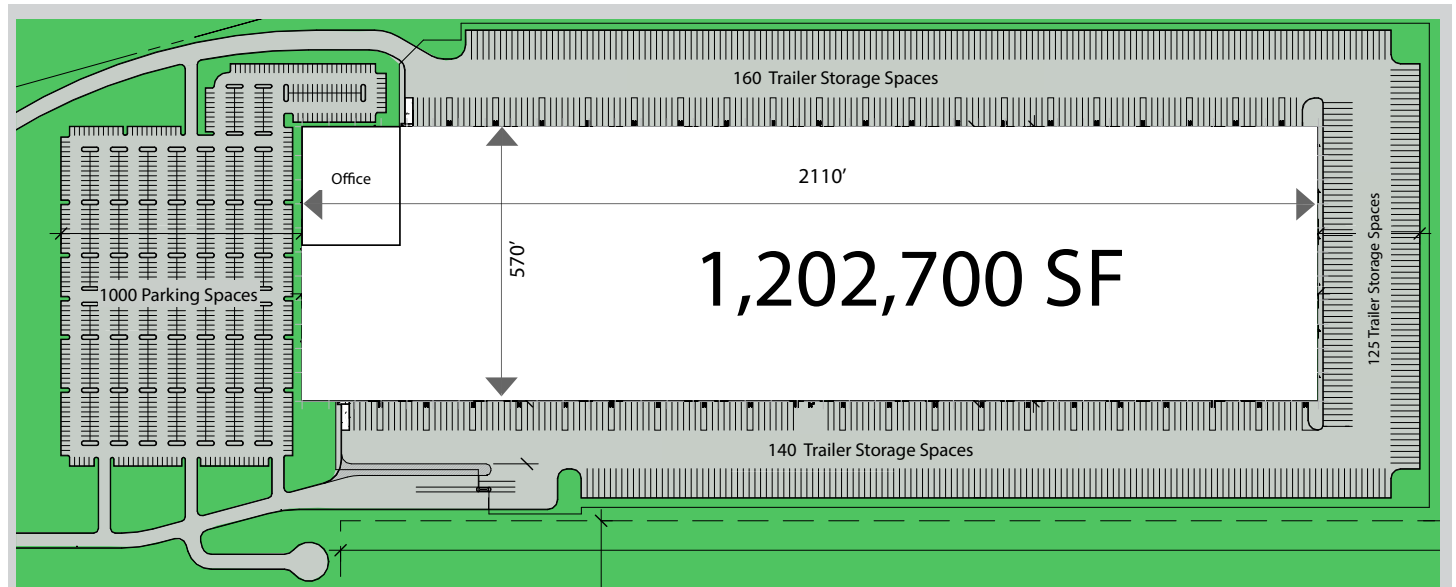
- Building size: 1,999,800 SF
- Building dimensions: 660' x 3,030'
- Loading format: Cross-dock
- Loading doors: 362 (1 per 5,524 SF)
- Trailer Stalls: 655
- Truck court depth: 195' - 200'
- Car parking spaces: 686



E-Commerce Design

Specifications (Conceptual):

- Building size: 1,202,700 SF
- Building dimensions: 570' x 2,110'
- Loading format: Cross-dock
- Loading doors: 273 (1 per 4,405 SF)
- Trailer Stalls: 425
- Truck court depth: 200'
- Car parking spaces: 1,000



ECONOMIC INCENTIVES

KOZ and PA First

Keystone Opportunity Zone (KOZ)

Hanover Ridge Trade Center is located within a Keystone Opportunity Zone (KOZ) through 2024. Founded in 1999, the KOZ program was an initiative that allowed local counties, municipalities and school districts to designate certain properties within their jurisdictions as tax-free zones for a certain period of time. It was created to attract out-of-state companies to relocate in Pennsylvania. The KOZ program has been so successful that Business Facilities magazine called it the number one economic development strategy in the nation. Since the program's inception, local communities have added additional subzones in 2001, 2003, 2004, 2009 and most recently in 2012.

Some of the state and local taxes subject to exemptions in a KOZ include:

- Local real estate taxes
- Local business privilege or mercantile taxes
- Pennsylvania's Corporate Net Income Tax
- Pennsylvania's Capital Stock & Franchise Tax
- State sales tax on taxable property or services that are used and consumed by the business in the zone.



KOZ Real Property Tax Savings Example

BUILDING SIZE:	1,663,200 SF
ESTIMATED TAXES:	\$0.65 PSF
ANNUAL TAX INCREASE:	3%

<i>Year</i>	<i>Tax Rate</i>	<i>Annual Taxes</i>	<i>Annual Savings</i>
2015 (1)	\$0.65	\$0.00	\$1,081,080.00
2016 (2)	\$0.67	\$0.00	\$1,113,512.40
2017 (3)	\$0.69	\$0.00	\$1,146,917.77
2018 (4)	\$0.71	\$0.00	\$1,181,325.31
2019 (5)	\$0.73	\$0.00	\$1,216,765.06
2020 (6)	\$0.75	\$0.00	\$1,253,268.02
2021 (7)	\$0.78	\$0.00	\$1,290,866.06
2022 (8)	\$0.80	\$0.00	\$1,329,592.04
2023 (9)	\$0.82	\$0.00	\$1,369,479.80
2024 (10)	\$0.85	\$0.00	\$1,410,564.19

Total Savings = 12,393,370.65

* A tax rate of \$0.65 PSF was used for the first year of the above 1,663,200 SF example with modest annual millage increases thereafter. Actual real estate taxes may vary depending upon the cost of construction required to meet a company's real estate needs.

Pennsylvania First Program (PA First)

Gov. Tom Corbett implemented PA First in 2011, combining several previous incentives. The program provides direct grants and loans for projects involving job creation and capital investment. Any businesses, municipalities or authorities on behalf of businesses, which will create or preserve a significant number of jobs and will make a significant investment within Pennsylvania, are eligible. Funding provided through PA First must be utilized for the operation of an eligible business at a specific project site. Utilization of the funds can include: job training, land or building acquisition, construction financing, machinery or equipment, and working capital.



**HANOVER RIDGE
Trade Center**

ABOUT KTR

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 60 million square feet across North America and provide nearly \$7.0 billion of investment capacity.

For additional information, please visit www.ktrcapital.com.

Sample KTR Development Projects:

Garfield Corporate Center
Commerce, CA
620,000 SF



50 New Canton Way
Robbinsville, NJ
1,039,500 SF



**Miami International
Distribution Center**
Miami, FL
335,831 SF



900 Patrol Road
Jeffersonville, IN
1,015,740 SF



Owner, Operator & Developer:



For leasing information, please contact:



Paul Torosian

609-410-8755

paul.torosian@am.jll.com

Brian Knowles

610-263-5812

brian.knowles@am.jll.com

Jason Webb

717-791- 2207

jason.webb@am.jll.com

Jeff Lockard

717-791-2209

jeff.lockard@am.jll.com