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**KTR CAPITAL PARTNERS ACQUIRES A 31 ACRE DEVELOPMENT SITE  
IN RICHMOND, CALIFORNIA**

**New York, NY – March 11, 2014** - KTR Capital Partners (“KTR”) announced today that an affiliate closed on the acquisition of a 31 acre development site within the Pinole Point Business Park, located in Richmond, California. The site is comprised of three industrial parcels and offers the potential to develop three warehouse/distribution facilities of 249,896 square feet, 224,154 square feet and 41,365 square feet. The developments will consist of rear-load Class A, state-of-the-art facilities featuring 32 foot clearance height, ESFR and large truck courts with ample parking. Located just 12 miles from the Bay Bridge and proximate to I-880, this land parcel offers unique access to the city of San Francisco, the city of Oakland, Oakland Airport, the Port of Oakland as well as all northern counties.

“This was an attractive opportunity to acquire a sizeable land position within the mature Bay Area market,” noted Brian Gagne, Senior Vice President of Investments for KTR. “We are excited to begin construction on a speculative basis this summer given the limited Class A supply available in the market along with accelerated tenant activity and demand. The planned development offers great flexibility to accommodate both bigger box users and smaller tenants.”

Todd Severson and Greig Lagomarsino of Colliers International represented the seller in this transaction. George Condon and John Brennan of Sponsor Properties will serve as Development Managers for KTR. Dan Corfee of Preferred Capital will provide third-party construction financing. The project is expected to break ground within 120 days.

Upon completion of this development, KTR’s footprint in California will exceed 10.0 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 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 60 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).