

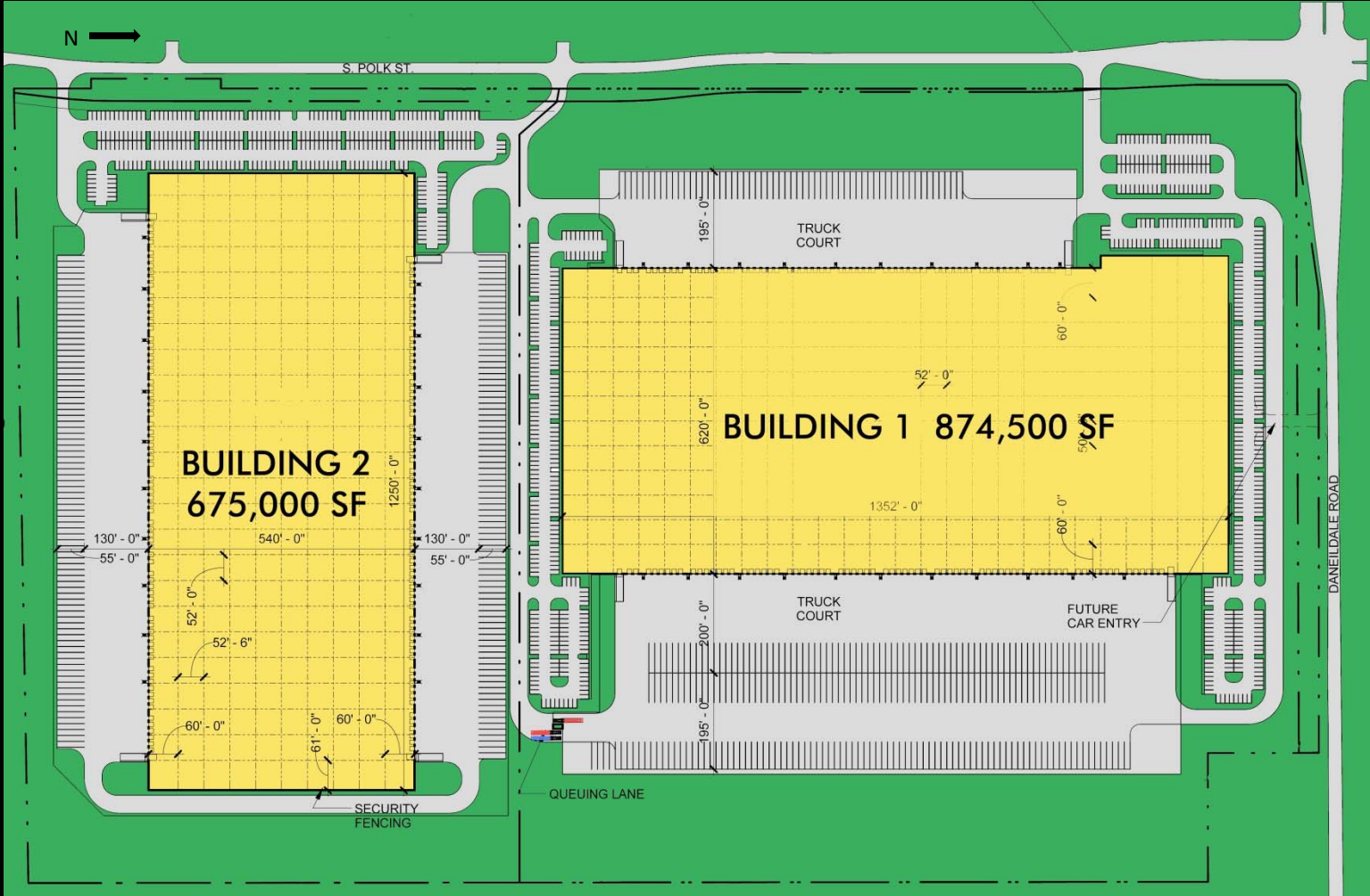
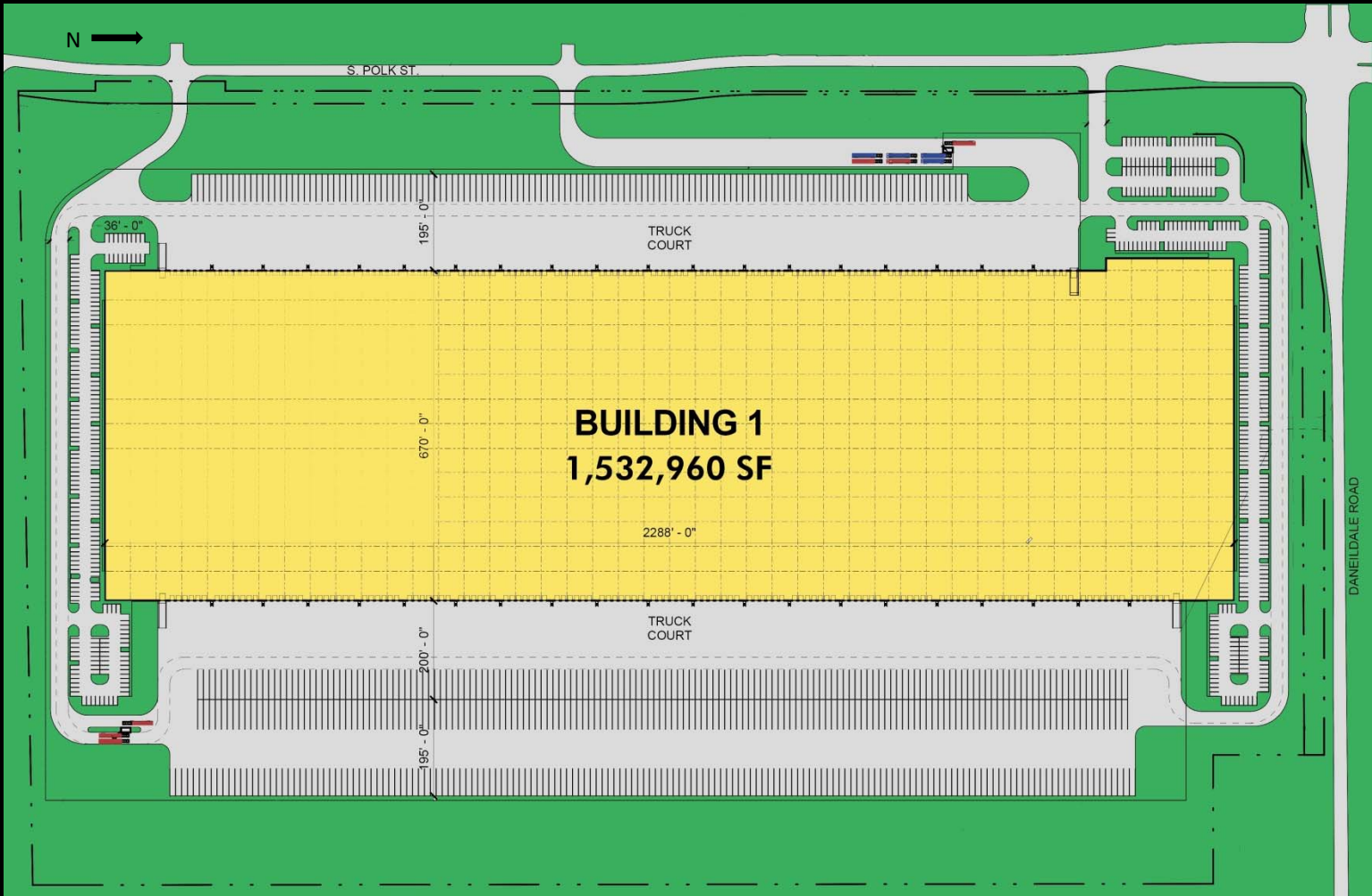
INTERCHANGE DISTRIBUTION CENTER UP TO 1.6 MILLION SF BTS



MULTIPLE CONFIGURATIONS POSSIBLE

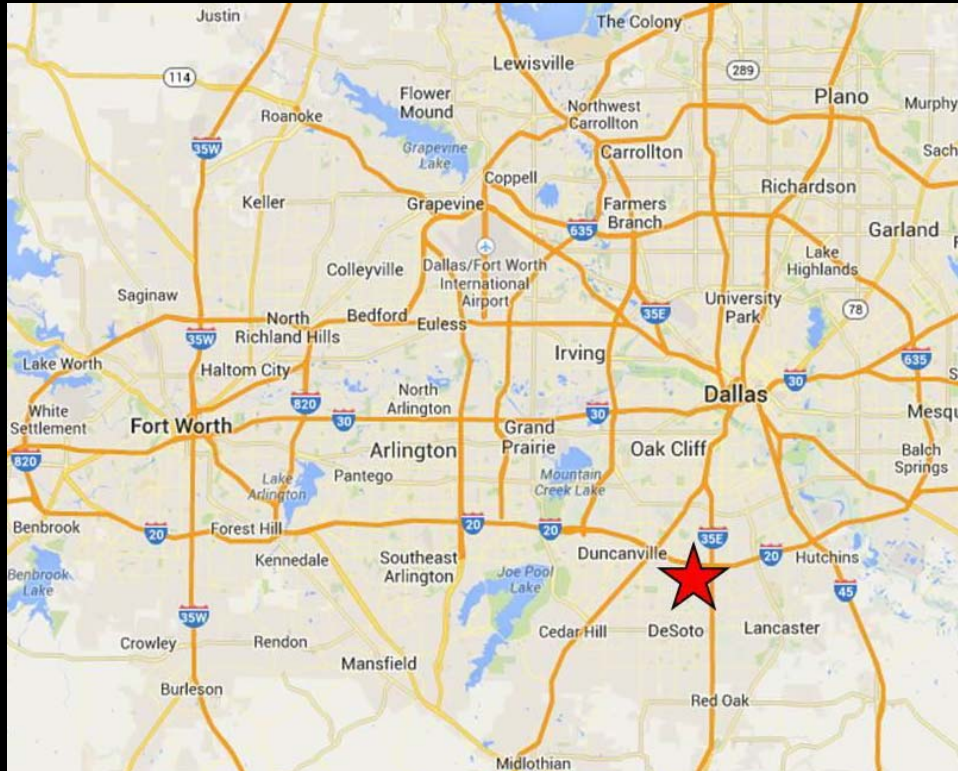
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SUPERIOR LOCATION IN DESOTO PROXIMATE TO I-20 & I-35E

- Situated on the southeast corner of Polk Street and Daniieldale Road
- Equidistant and within 0.6 miles of I-20 and I-35E
- Less than 1.0 mile from I-20 and I-35E Interchange
- Ideally located within the heart of South Dallas distribution patterns
- Phenomenal inland port and bulk user address
- Site conveniently serves all of Dallas and Southwestern United States



27.2 miles to
Dallas-Fort Worth
International Airport



12.6 miles to Union
Pacific Intermodal
Terminal



7.5 miles to proposed
BNSF Facility



17.8 miles to Dallas
Love Field Airport



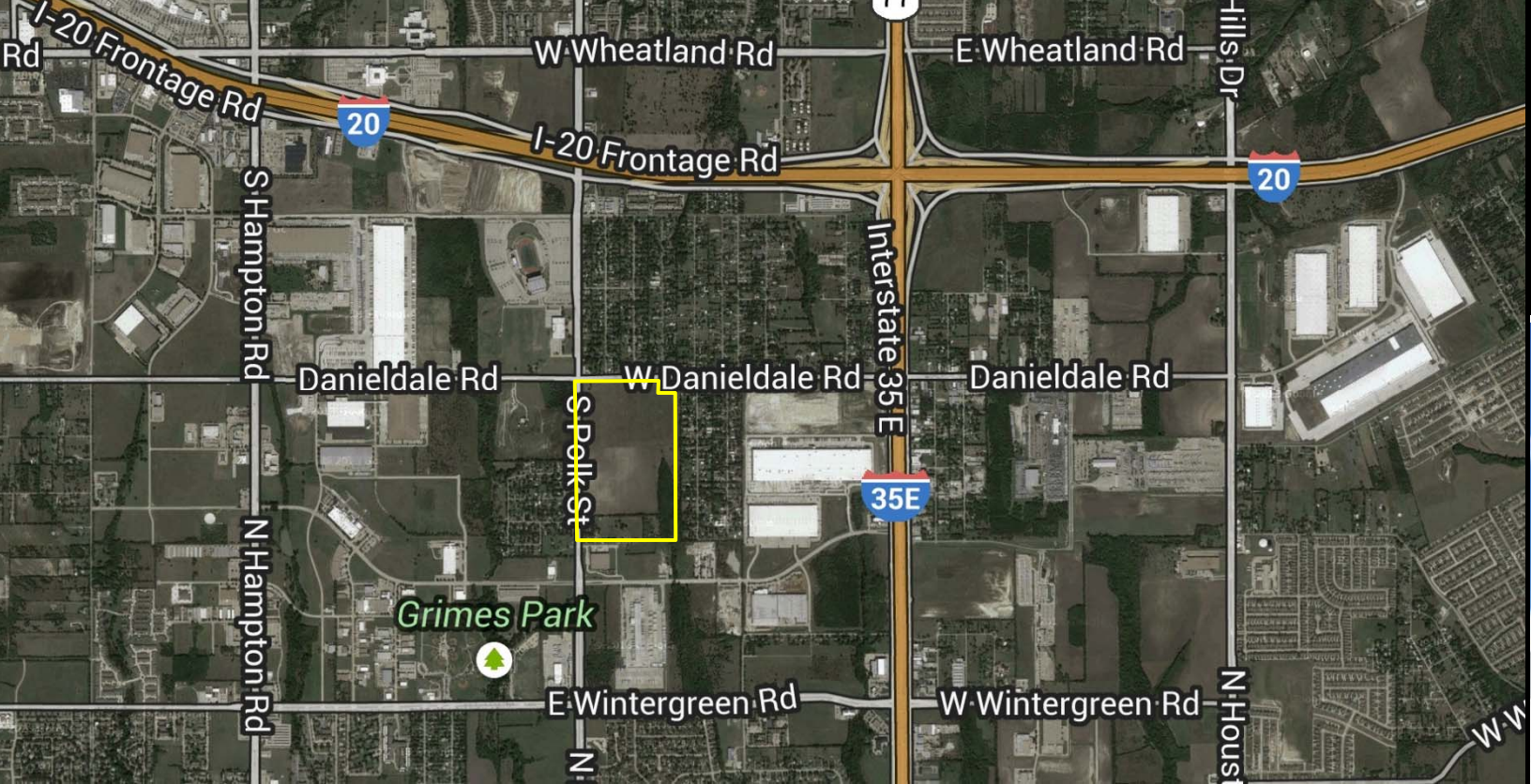
9.3 miles to FedEx
distribution facility



10.2 miles to
Lancaster Airport



20.2 miles to UPS
distribution facility



ECONOMIC INCENTIVES

Interchange Distribution Center is a heavily incentivized site with Real Property Abatement up to 90% for years 1-10 and Business Personal Property Abatement up to 90% for years 1-10 followed by up to 75% for years 11-12. There is potential for Freeport Exemption. Located amongst a deep and dependable labor pool and there is a Skills Development Fund Grant, on behalf of the Texas Workforce Commission.



ABOUT KTR CAPITAL PARTNERS

KTR Capital Partners is a full-service real estate investment, development and operating company focused exclusively on the industrial property sector. 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. Since 1997, KTR has developed nearly 25 million square feet of speculative and build-to-suit industrial projects. In addition, KTR owns and controls land positions in North American major markets that can support approximately 7 million SF of additional development.

**FOR MORE
INFORMATION
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