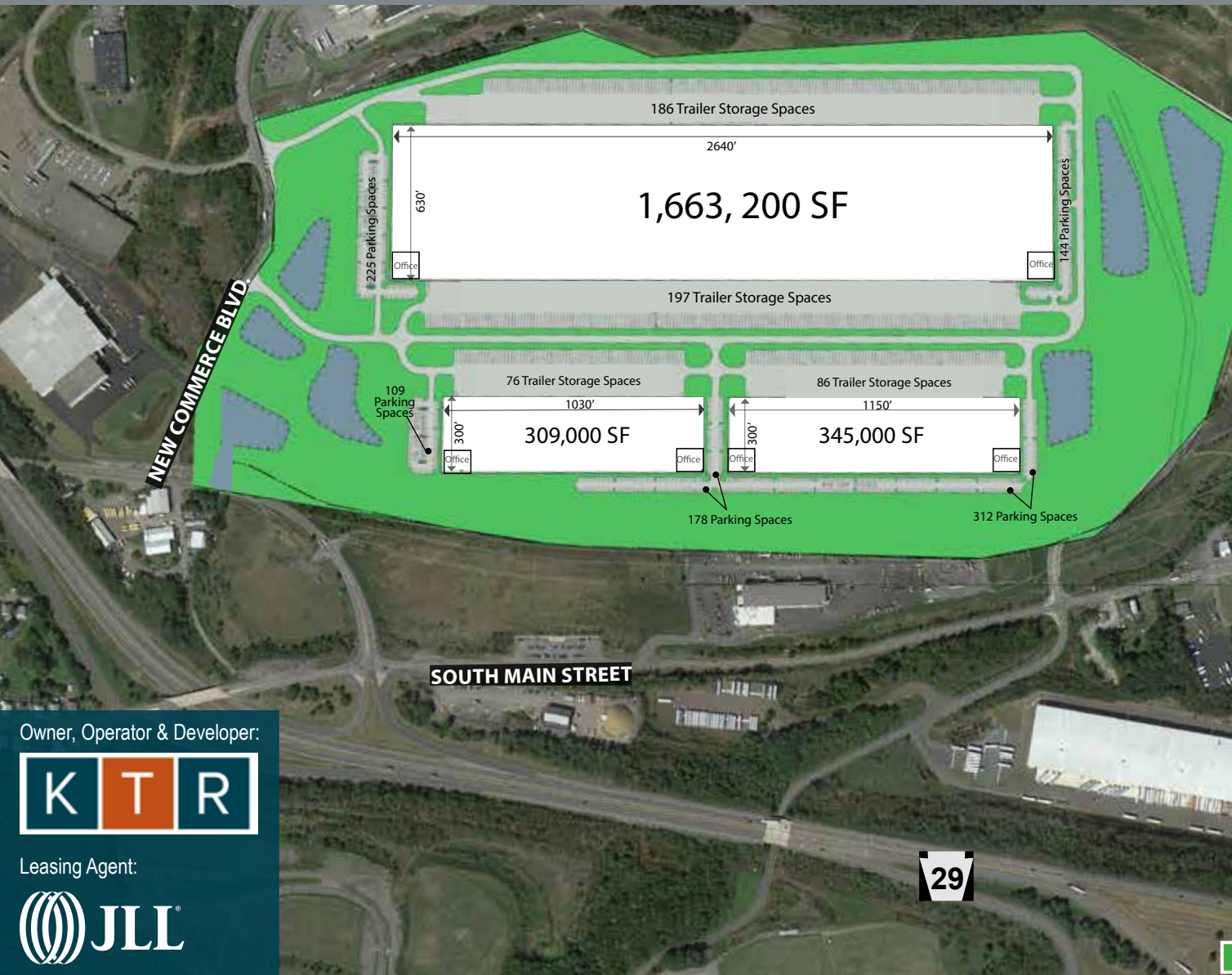


NEW DEVELOPMENT - DESIGN FLEXIBILITY UP TO 2.0 MSF (SINGLE BUILDING)



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

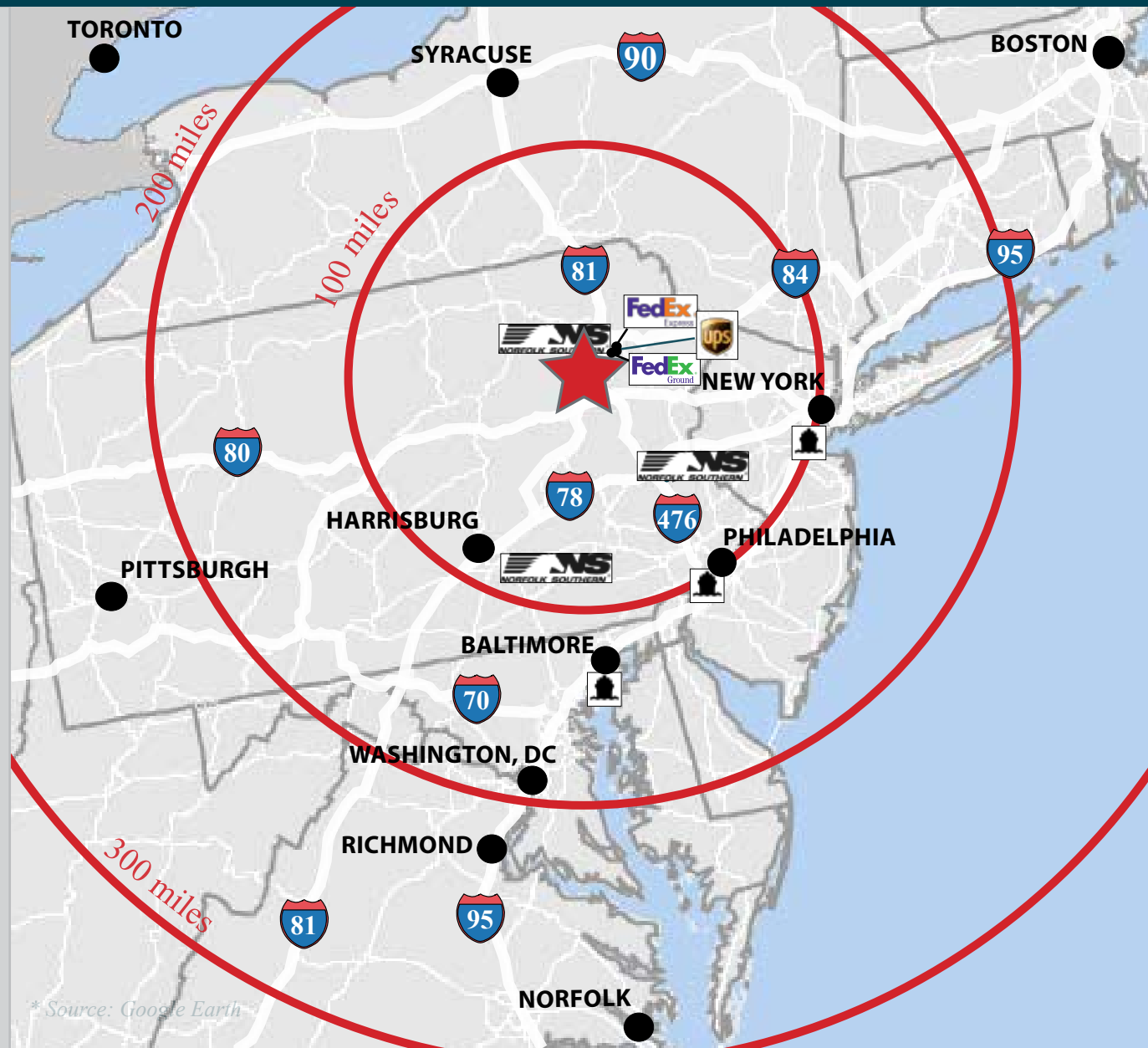
City	Distance (mi)	Drive Time (hrs.)
Port of Philadelphia	121.3	2.0
Port of Newark-Elizabeth	127.2	2.1
Port of Baltimore	181.4	2.7
Port of Virginia	378.0	6.5

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:



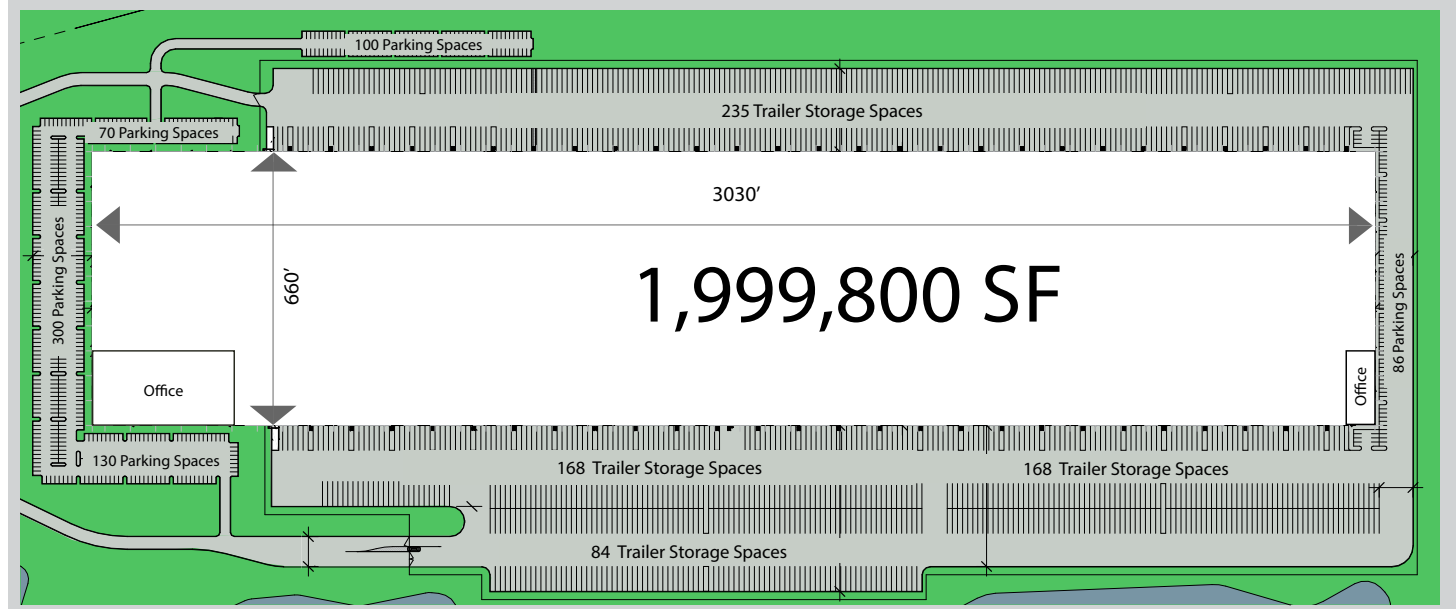
SITE OVERVIEW

Strategic & Flexible Designs

Big Box Design

Specifications (Conceptual):

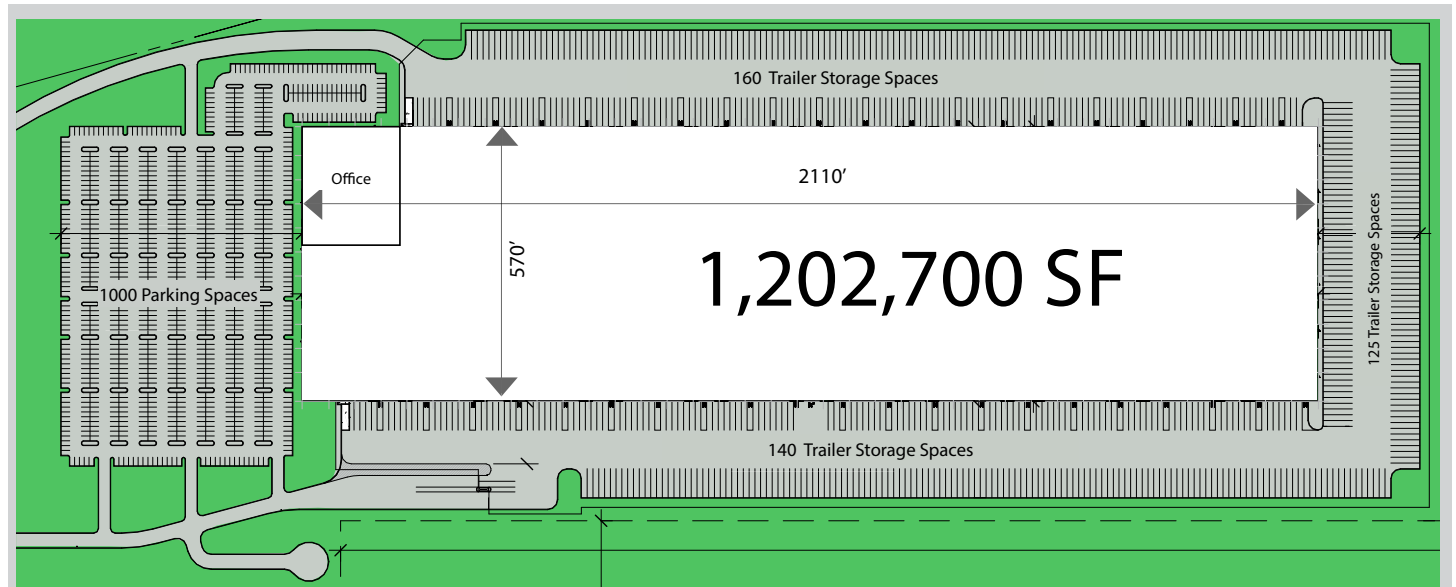
- Building size: 1,999,800 SF
- Building dimensions: 660' x 3,030'
- Loading format: Cross-dock
- Loading doors: 362 (1 per 5,524 SF)
- Trailer Stalls: 655
- Truck court depth: 195' - 200'
- Car parking spaces: 686



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:



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