



Current Availabilities as of February 2015

State	Market	Address	City	Industrial/ Office/Cold Storage/Retail/S torage	Availabilities (SF)			Listing Broker Contact	Listing Broker Email
					Total	Minimum	Clear Height		
AZ	SW Phoenix	6104 W. Washington St.	Phoenix	C	194,977	194,977	27'	Scott Delphy - CBRE (310) 550-2531	scott.delphy@cbre.com
CA	Bay Area	2368 Lincoln Ave.	Hayward	I	105,168	52,584	22'-24'	John McManus - Cushman & Wakefield (510) 763-4900	john.mcmanus@cushwake.com
		20902-20991 Cabot Blvd.	Hayward	I/O	15,092	3,437	16'	Bob Ferraro - CBRE (510) 874-1910	bob.ferraro@cbre.com
		30526 San Antonio St.	Hayward	I	150,276	150,276	22'	Jay Hagglund - DTZ (510) 267-6011	jay.hagglund@cassidyturley.com
		31775 Hayman St.	Hayward	I	278,720	278,720	25'-30'	Jesse Lucas - Lee & Associates (510) 903-7607	jlucas@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
		Pinole Point	Richmond	I	249,896	100,000	32'	Todd Severson - Colliers (510) 433-5810	todd.severson@colliers.com
		Pinole Point	Richmond	I	224,154	68,000	32'	Todd Severson - Colliers (510) 433-5810	todd.severson@colliers.com
		1776 Fairway Dr.	San Leandro	O	20,000	20,000	n/a	Jon Elder - JLL (510) 465-9402	jon.elder@am.jll.com
		100 E. Grand Ave.	South San Francisco	I	70,726	70,726	18'	Matt Squires - DTZ (650) 401-2136	matt.squires@dtz.com
		105 Associated Rd.	South San Francisco	I	29,897	29,897	16'	Matt Squires - DTZ (650) 401-2136	matt.squires@dtz.com
		175 Sylvester Rd.	South San Francisco	I	70,586	70,586	16'	Matt Squires - DTZ (650) 401-2136	matt.squires@dtz.com
		430 Rozzi Pl.	South San Francisco	I	20,120	20,120	21'	Matt Squires - DTZ (650) 401-2136	matt.squires@dtz.com
		434-436 Rozzi Pl.	South San Francisco	O	4,368	4,368	n/a	Matt Squires - DTZ (650) 401-2136	matt.squires@dtz.com
455 Eccles Ave.	South San Francisco	I	25,569	7,993	24'	Matt Squires - DTZ (650) 401-2136	matt.squires@dtz.com		
CA	Inland Empire	26759 Almond Ave.	Redlands	I	420,817	420,817	32'	Jeff Smith - Lee & Associates (909) 373-2909	jsmith@lee-assoc.com
		27517 Pioneer Ave.	Redlands	I	777,620	777,620	36'	Chuck Belden - Cushman & Wakefield (909) 942-4640	chuck.belden@cushwake.com
CA	Orange County	601 S. Acacia Ave.	Fullerton	I	439,567	211,200	24'-28'	Ben Seybold - CBRE (714) 371-9233	ben.seybold@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
		5211-5255 NW 33rd Ave. Bldgs. 1-6	Cypress Creek	O	17,807	1,387	9'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.com
		3301-3475 NW 55th St. Bldgs. 1-8	Cypress Creek	I/O	39,858	610	14'	Sandra Andersen - JLL (954) 760-4848	sandra.andersen@am.jll.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	22,290	1,664	24'	Jeff Kelly - CBRE (561) 393-1621	jeffrey.kelly@cbre.com
		1917 Tigertail Blvd.	Dania Beach	I	7,000	7,000	22'	David Wigoda - JLL (954) 829-3737	david.wigoda@am.jll.com
		1951-1983 Tigertail Blvd.	Dania Beach	I	35,000	7,000	22'	David Wigoda - JLL (954) 829-3737	david.wigoda@am.jll.com
		5555 Anglers Ave.	Hollywood	O	13,055	3,500	16'	David Wigoda - JLL (954) 829-3737	david.wigoda@am.jll.com
		645 NW Enterprise Dr.	Port St. Lucie	I	9,600	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		
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	32,019	555	20'	Alan Feldshue - Colliers Arnold (727) 442-7296	alan.feldshue@colliers.com
		4027 Tampa Rd.	Oldsmar	I	30,000	30,000	22'	John Dunphy - JLL (813) 387-1312	JohnC.Dunphy@am.jll.com
		4029 Tampa Rd.	Oldsmar	I	94,000	16,073	22'	John Dunphy - JLL (813) 387-1312	JohnC.Dunphy@am.jll.com
		4033 Tampa Rd.	Oldsmar	I	28,260	2,761	14'	Alan Feldshue - Colliers Arnold (727) 442-7296	alan.feldshue@colliers.com
GA	Atlanta	1650 Horizon Pkwy.	Buford	I	55,480	25,213	28'	Mark Hawks - CBRE (404) 504-5978	mark.hawks@cbre.com
		1500 Distribution Ct.	Lithia Springs	I	26,871	26,871	24'	Chris Miller - NAI Brannen Goddard (404) 812-4084	cmiller@naibg.com
		1575 Distribution Ct	Lithia Springs	I	111,200	111,200	26'	Chris Miller - NAI Brannen Goddard (404) 812-4084	cmiller@naibg.com
		660 Campbell Ct	Lithia Springs	I	223,968	223,968	24'	John Clowney - KTR (919) 900-8323	jclowney@ktrcapital.com



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					Total	Minimum	Clear Height		
GA	Atlanta	3605 Royal South Pkwy.	Union City	I	99,545	42,000	28'	Steve Bridges - JLL (404) 995-2445	stephen.bridges@am.jll.com
		3630 Royal South Pkwy.	Union City	I	30,620	30,620	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
		2121 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	30,000	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	55,718	55,718	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
		1115 Hosler Dr.	Bolingbrook	I	100,364	50,182	30'	Brian Kling - Colliers (847) 698-8223	brian.kling@colliers.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	158,450	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	67,573	26,082	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
		200 Regency Dr.	Glendale Heights	I	150,461	150,461	24'	Brian Kling - Colliers (847) 698-8223	brian.kling@colliers.com
		1100 Lakeside Dr.	Gurnee	I	39,364	39,364	18'	Keith Puritz - CBRE (847) 572-1410	keith.puritz@cbre.com
		1810 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		
140 Pinnacle Dr.	Romeoville	I	8,852	8,852	21'	Ryan Earley - CBRE (847) 706-4923	Ryan.Earley@cbre.com		
158 Pinnacle Dr.	Romeoville	I	8,907	8,907	21'	Ryan Earley - CBRE (847) 706-4923	Ryan.Earley@cbre.com		
1301 Tower Rd.	Schaumburg	I/O	50,400	50,400	20'	Jason Simon - Colliers (847) 698-8531	jason.simon@colliers.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	21,200	10,000	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		
1601 Atlantic Dr.	West Chicago	I	3,258	3,258	18'	Adam Johnson - NAI Hiffman (630) 317-0729	ajohnson@hiffman.com		
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
		600 Meadowlands Pkwy.	Secaucus	I	15,686	2,400	24'	Michael Marchese - NGKF (201) 460-5167	mmarchese@ngkf.com
		600 Meadowlands Pkwy.	Secaucus	O	33,123	2,254	n/a	Michael Marchese - NGKF (201) 460-5167	mmarchese@ngkf.com
		100 Hollister Rd.	Teterboro	O	6,301	6,301	n/a	Scott Perkins - NAI Hanson (201) 478-7388	sp Perkins@nahanson.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
		3655 E. Patrick Ln.	Las Vegas	I/O	19,802	5,104	20' - 22'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		3755 E. Post Rd.	Las Vegas	I/O	39,929	39,929	30'	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
		6275 S. Pearl St.	Las Vegas	I/O	21,862	5,500	24'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6280 S. Pecos St.	Las Vegas	I/O/R	3,160	3,160	16'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		6295 S. Pearl St.	Las Vegas	I/O	19,400	4,800	24' - 28'	Spencer Pinter - Colliers (702) 836-3776	spinter@lvcolliers.com
		7350 Dean Martin Dr.	Las Vegas	I/O	9,870	9,870	22-24	Tyler Ecklund - CBRE (702) 369-4842	tyler.ecklund@cbre.com
7370 Dean Martin Dr.	Las Vegas	I/O	22,012	22,012	22-24	Tyler Ecklund - CBRE (702) 369-4842	tyler.ecklund@cbre.com		



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State	Market	Address	City	Industrial/ Office/Cold Storage/Retail/S storage	Availabilities (SF)			Listing Broker Contact	Listing Broker Email
					Total	Minimum	Clear Height		
NV	Las Vegas	7470 Dean Martin Dr.	Las Vegas	I/O	6,000	6,000	22-24	Tyler Ecklund - CBRE (702) 369-4842	tyler.ecklund@cbre.com
		2628 Lone Mountain	North Las Vegas	I/O	47,488	47,488	32'	Renee Carroll - KTR (702)605-6508	rcarroll@ktrcapital.com
NV	Reno	Eagle Valley Industrial Center	McCarran	I	566,875	275,000	32'-36'	Eric Bennett - CBRE (775) 823-6963	eric.bennett@cbre.com
		1381 Capital Blvd.	Reno	I	123,054	123,054	24-28'	Eric Bennett - CBRE (775) 823-6963	eric.bennett@cbre.com
		9085 Moya Blvd.	Reno	I	28,800	28,800	30'	Dave Simonsen - NAI Alliance (775) 336-4667	dsimonsen@naialliance.com
PA	Carlisle	950 Centerville	Newville	I	570,000	210,000	32'	Bart Anderson - CBRE (717) 540-2706	bart.anderson@cbre.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 - DTZ (615) 301-2834	john.ward@cassidytruley.com
		1125 Vaughn Dr.	Portland	I	504,000	192,000	32'	John Ward - DTZ (615) 301-2834	john.ward@cassidytruley.com
TX	Dallas	600 109th St.	Arlington	I	38,251	38,251	20'	John Brewer - CBRE (817) 987-4403	john.brewer3@cbre.com
		4601 Gold Spike Dr.	Fort Worth	I	502,320	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
		801 Industrial Blvd.	Grapevine	I	204,556	204,556	30'	Michael Spain - Bradford (972) 337-9325	mspain@bradford.com
		1000 Nolen Dr.	Grapevine	I	70,000	70,000	24'	Michael Spain - Bradford (972) 337-9325	mspain@bradford.com
		1070 S Kimball Ave	Southlake	I	201,552	36,000	30'	Michael Spain - Bradford (972) 337-9325	mspain@bradford.com
		1080 S Kimball Ave	Southlake	I	134,160	18,000	30'	Michael Spain - Bradford (972) 337-9325	mspain@bradford.com
TX	Houston	9010 West Little York Road	Houston	I	152,095	68,400	24'	Matteson Hamilton - Stream (713) 300-0300	mhamilton@streamrealty.com
		Greens Commerce Center	Houston	I	213,218	43,160	32'	Jeremy Lumbreras - Stream (713) 300-0322	jlumbreras@streamrealty.com
WA	Seattle	20024 87th Avenue South (Building F)	Kent	I	108,000	36,000	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
		20405 87th Avenue South (Building H)	Kent	I	28,800	28,800	30'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		20021 85th Avenue South (Building B)	Kent	I	27,000	27,000	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		20208 87th Ave S (Building I)	Kent	I	7,800	7,800	24'	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		21040 84th Avenue South (Building R)	Kent	R	3,280	3,280	n/a	Matt Wood - Kidder Mathews (206) 248-7292	mwood@kiddermathews.com
		27323 72nd Ave S	Kent	I	361,120	124,800	28' - 33'	Wilma Warshak - Washington REA (206) 409-1432	wilma.warshak@wa.rea.com



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State	Market	Address	City	Industrial/ Office/Cold Storage/Retail/S torage	Availabilities (SF)			Listing Broker Contact	Listing Broker Email
					Total	Minimum	Clear Height		
Current Land and BTS Availabilities as of February 2015									
CA	Bay Area	31775 Hayman St.	Hayward	I	278,720	278,720	32'	Jesse Lucas - Lee & Associates (510) 903-7607	jlucas@lee-associates.com
		Pinole Point	Richmond	I	41,365	41,365	32'	Todd Severson - Colliers (510) 433-5810	todd.severson@colliers.com
CA	Los Angeles	2100 E 223rd St.	Carson	I/S	2 Acres	2 Acres	N/A	Terry Reitz - Newmark Grubb Knight Frank (310) 491-2029	treitz@ngkf.com
	Los Angeles	2250 E. Dominguez St.	Carson	I/S	10 Acres	10 Acres	N/A	Steve Bohannon - Cushman & Wakefield (310) 525-1910	steve.bohannon@cushwake.com
CA	Inland Empire	9425 Nevada St.	Redlands	I	215,684	215,684	32'	Chuck Belden - Cushman & Wakefield (909) 942-4640	chuck.belden@cushwake.com
		27517 Pioneer Ave.	Redlands	I	777,620	777,620	36'	Chuck Belden - Cushman & Wakefield (909) 942-4640	chuck.belden@cushwake.com
FL	Southeast	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 - CBRE (847) 706 - 4030	kirk.armour@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'	Dave Anderson - CBRE (214) 979-6500	dave.anderson@cbre.com
TX	Houston	Airtex Distribution Center	Houston	I	429,530	15,000	24'-32'	John Clowney - KTR (336) 749-3074	jclowney@ktrcapital.com

KTR Asset Management Contacts

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Rob Turcott - Vice President - IL, WI

rturcott@ktrcapital.com (847) 737-4843

FOR LEASE



± 361,120 SF AVAILABLE (DIVISIBLE)

NEW OWNERSHIP

MAJOR RENOVATIONS
UNDERWAY

- LARGEST AVAILABLE BUILDING IN THE KENT VALLEY
- CLOSER TO SEATTLE THAN ALL AVAILABLE SPACES OVER 250,000 SF



KENT 167 DISTRIBUTION CENTER - RAIL-SERVED

27232 72ND AVENUE SOUTH
KENT, WASHINGTON

AVAILABLE SPACE	± 361,120 SF Available (divisible)
TOTAL OFFICES	± 4,800 SF Existing Office
CLEAR HEIGHT	± 27'10" to ± 33'2"
COLUMN SPACING	± 60' x 20' (typical)
LOADING DOORS	44 Dock-High (w/ equipment) 2 Drive-in Doors 9 Rail Doors

- Valley Freeway visibility (SR-167)
- Secured truck court with extensive trailer parking
- Rail-served building (Union Pacific)
- Loaded with dock equipment
- ESFR sprinkler system



WAREA
Washington Real Estate Advisors

WILMA WARSHAK, SIOR
MANAGING PARTNER

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Washington Real Estate Advisors, LLC

wa-rea.com

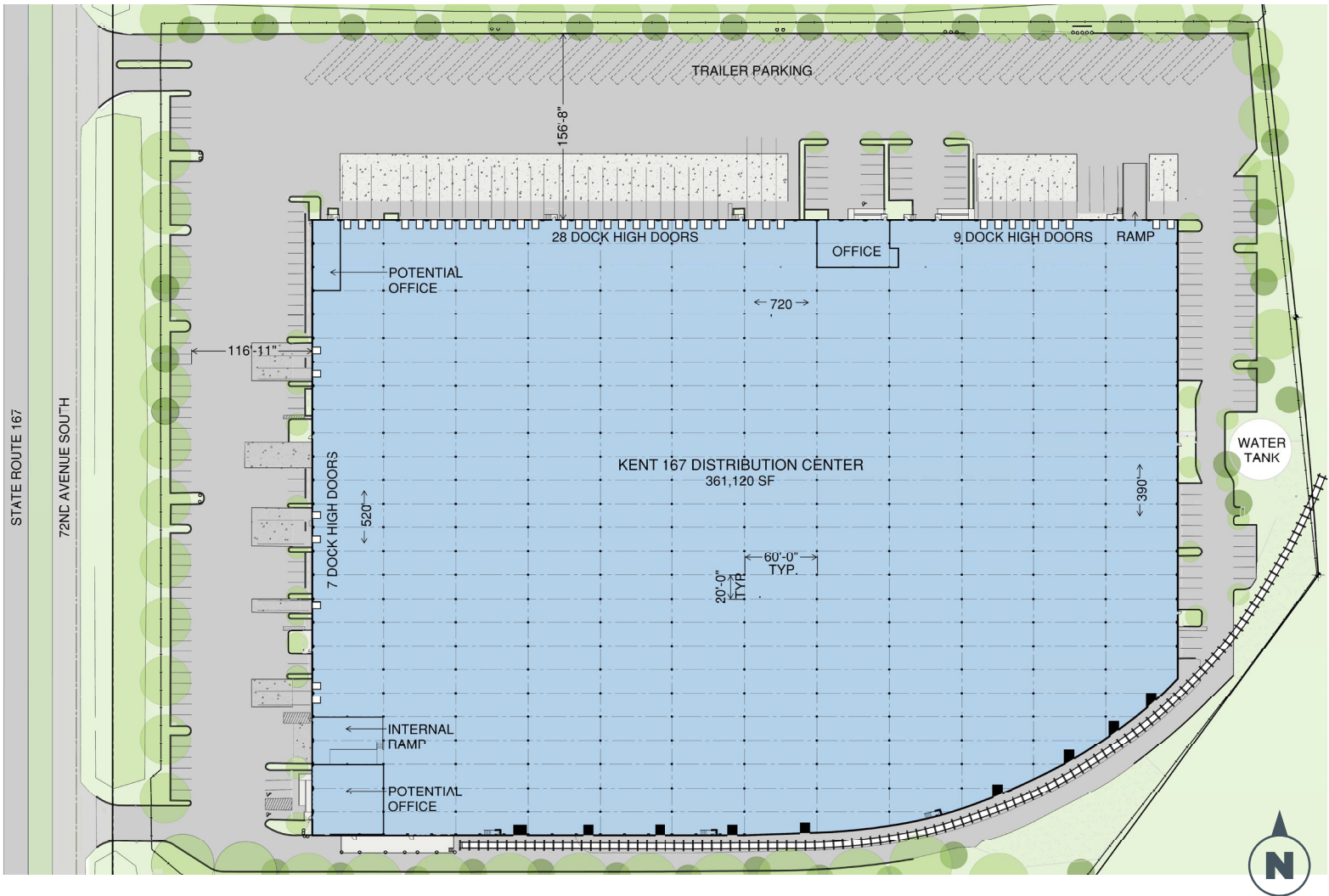
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FOR LEASE

KENT 167 DISTRIBUTION CENTER

27232 72ND AVENUE S
KENT, WASHINGTON



MAJOR RENOVATIONS UNDERWAY:

Interior:

- Demo mezzanine and two out-buildings in the north truck court
- Complete renovation of existing office
- Paint interior WH walls and columns
- Replace warehouse lights with T5
- New dock doors
- Repair all dock levelers
- Repair insulation
- Upgrade sprinkler heads to K17

Exterior:

- Paint exterior of the building
- Install new exterior lighting
- New black rod iron fencing with gates at west end of building
- Extend concrete apron and repair asphalt truck court
- Upgrade landscaping which will include trimming/removing trees on the west side of the building to increase visibility to 167
- New landscaped monument signage