

PRESS RELEASE



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Contact:

Meghan Kenny

212.984.7150

meghan.kenny@cbre.com

CBRE NATIONAL PARTNERS SELLS 100% LEASED WAREHOUSE IN CENTRAL PENNSYLVANIA

Philadelphia, PA – June 1, 2012 –CBRE National Partners is pleased to announce the sale of Premium Business Center located at 171-173 Tuckerton Road in Muhlenberg Township, Berks County, Pennsylvania. CBRE National Partners represented the seller, a limited partnership comprised of Endurance Real Estate Group of Bala Cynwyd, PA, Brasler Properties of Philadelphia, PA and Thackeray Partners of Dallas, TX. The transaction was led by Michael Blunt, Senior Vice President, Michael Hines, Executive Vice President, Brad Ruppel, Associate and Paul Touhey, Vice President. STAG Industrial of Boston, Massachusetts acquired the property. The Property sold for \$17,050,000 or \$43 per square foot.

Premium Business Center is a 400,414 square foot, highly functional facility containing quality warehouse, distribution and production space which is 100% leased. There is also a 6.5 acre parcel located along the southern property line which will accommodate +/- 85,000 square feet of expansion or a freestanding building. Approximately 208,000 square feet of the Property was developed in 1999 and a 13,500 SF rail dock addition constructed in 2010. This section underwent an extensive interior and exterior renovation in 2011. This recent renovation was a result of the strategic customization of space for Packaging Corporation of America (NYSE:PKG) who recently signed a 15-year lease at the Property. The remaining 171,878 square feet is occupied by Termaco USA and FiberMark.

The Property is well-located at the interchange of US Routes 222 and Route 61 providing excellent local and regional access. I-78 intersects with Route 61 just north of the Property. I-78 is a critical highway system which merges with I-81 to the west and provides direct access to the Ports of NY/NJ to the east.

“This sale provides yet another example of strong industrial demand for the Greater Philadelphia Regional Industrial Market from both a capital markets and corporate user standpoint” Blunt said. “In this case, a publicly-traded REIT buys a building from well-known regional operators and their institutional partner. In addition, the property’s anchor tenant is a publicly-traded company which recently signed a long-term lease and made significant modifications to the building.”



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About CBRE Group, Inc.

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2011 revenue). The Company has approximately 34,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our Web site at www.cbre.com.



About Endurance Real Estate Group

Endurance Real Estate Group is a diversified regional real estate company that focuses upon the creation, development and management of quality real estate projects in the Mid-Atlantic States for both their tenants and investors. Endurance now owns and operates 4 million square feet of industrial and office space in the region. Endurance's mission is to provide its investors with the maximum, risk-adjusted returns available and their tenants with the best customer service and property management in the industry. Endurance was co-founded by Benjamin Cohen and William White in 2002. Please visit our Web site at www.endurance-re.com



About Brasler Properties

Brasler Properties, a third generation family owned firm, specializes in rehabilitating large industrial facilities into state-of-the-art multi-tenant complexes. Since 2000, Brasler has been responsible for over 3.1 million square feet of successfully leased projects in Pennsylvania. Please visit our Web site at www.brasler.com