

**PRESS RELEASE**

**FEBRUARY, 2005**

## **True North Investments Acquires Two Building Package in Madison, Wisconsin**

True North Investments, a Chicago based real estate acquisition and development company, has announced it has acquired two facilities in Madison, Wisconsin totaling 281,000 square feet situated on 15.1 acres on the east side of Madison, Wisconsin. The buildings are located just off Route 51, which is the major North/South road, 3 miles from Interstate 94.

This facility was purchased from KBBC Asset Management with consideration in excess of \$9,600,000..

The 161,820 sf facility located 4718 Helegesen Drive building was built in 1981. It features ceiling heights from 24'-30' and has 30,000 square feet of cooler space.

The 4722 Helegesen Drive building was built in 2001. It has an ESFR sprinkler system, is rail served, and has ceiling heights from 30-36' clear with 15 exterior truck docks.

Larry Hanley of Midwest Real Estate was the sole broker in the transaction.

Tim Luby, one of the principals in the transaction, indicated that this is True North's first acquisition in the Madison area. Mr. Luby indicated that "Madison's economy is very stable, diverse and growing regional economy and consistently has one of the lowest unemployment rates in the State of Wisconsin. These two facilities serve an excellent regional market and fit our acquisition criteria."

The two facilities are currently leased to Ozburn-Hessy Logistics, which is founded in Nashville in 1951, and is one of the largest third party logistics providers in the country. Mr. Luby indicated this is one of 16 key locations for Ozburn-Hessy throughout the country.