

## THE TRATT REPORT

### Tratt Acquires 563,210 S.F.



**Spartanburg, SC** Tratt Properties, LLC, has added 563,210 s.f. of institutional quality distribution space to its portfolio with the recent purchase of the Adidas Facility located at 5675 N. Blackstock Road in the northwest quadrant of the I-85/I-26 interchange at the northern end of the Greenville-Spartanburg corridor. The corridor is an established manufacturing and distribution market reaching two-third's of the countries population within a days truck drive. The property consists of 533,000 s.f. of bulk, 30' clear height distribution space adjoining a 30,000 s.f. single story office structure (photo above). "We are very pleased to add such an internationally renown brand as Adidas to our first class quality warehouse/distribution property portfolio", said Jonathan Tratt. The acquisition was Broker represented by David R. Hume of the Atlanta, Georgia office of Marcus & Millichap.

[www.riversideindustrialcenter.com](http://www.riversideindustrialcenter.com)

Phase II & III  
1,207,021 S.F.  
For Lease



**Tratt Announces  
Riverside Center – 1.2M S.F.  
Phase II & III Groundbreaking  
4750 W. Mohave Street  
4950 W. Mohave Street  
Phoenix, AZ**

K. T. Riverside I, LLC, a joint venture between Tratt Properties and KTR Capital Partners, announces its 1.2 Million S.F. groundbreaking of Phase II and Phase III situated on 60 acres within the Riverside Center's 100 acre industrial park. The building will offer a 7" thick concrete floor, 36' clear ceiling heights, an ESFR sprinkler system, 255 truck docks, 292 trailer parking spots, as well as additional on-site trailer storage with full building circulation and a private truck staging lane. Broker representation by Tony Lydon, Marc Hertzberg and Jaime Northam of Grubb & Ellis / BRE Commercial, Phoenix, Arizona 602.954.9000.

**For Sale in the  
Santa Fe Business Center  
Available 4th Quarter 2007**



The Tratt Report  
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Next to BNSF Railroad  
30' Clear Height  
9 Dock Doors - 1 Ramp  
75' Concrete Truck Apron  
6" Concrete Floor Slab  
ESFR Sprinkler System (K25)  
Concrete Tilt Building With  
Built-Up Roof System - 4 Ply  
Office Portion Designed  
For 2nd Floor  
3 Sided Frontage  
CC&R Controlled Park  
Fenced & Secure Perimeter  
2.5 Acre Site Zoned A-1  
\$105 Per SF - Gray Shell

**Pierson Industrial Center  
46,202 S.F. Distribution Warehouse  
4415 W. Pierson Street Phoenix, AZ**



SWC Pierson Street & 44th Avenue

**Riverside Industrial Center  
Phase I – 376,760 S.F.  
4747 W. Buckeye Road *100% Leased*  
Phoenix, AZ**

Riverside Industrial Center Phase I, has been fully leased to one of the world's largest and most recognized company(s). The site sits on 22 acres within Riverside Center's industrial park. The nationally known retailer will take occupancy in May, 2007 for a ten year lease term. The retailer was Broker represented by C. Lance Ross, SIOR, of Ross Property Advisors 480.212.7600 (see photo below).

Phase I Groundbreaking Ceremony  
September 29, 2006



(L-R) Tony Lydon, Marc Hertzberg, Jonathan Tratt, Phoenix Mayor Phil Gordon, A. Donald Chase, Jr., Craig Porter and Bernie Deutsch

**NAIOP News AZ Chapter**

National Association of Industrial and Office Properties

Award Winning Economist Speaker  
Dr. Art Laffer on Global Financial Balance

*Mastermind of the Regan Economic Platform*

**March 21, 2007 Tratt Sponsors Event**

This year's Signature Speaker Series was host to Dr. Art Laffer, who Time Magazine once featured in their cover story entitled "The Century's Greatest Minds". The participants found Laffer to be a refreshing enlightenment in his view of the national and global economy. Jonathan Tratt chaired the event, which was held at the Camelback Inn Golf Course in Phoenix, Arizona.



Dr. Art Laffer

**Upcoming NAIOP AZ Chapter Events**

- Spring Mixer at Hayden Ferry Lakeside, Phase II - Tempe, AZ - April 26, 2007
- Night at the Fights XI - The Phoenician Resort - Phoenix, AZ - May 10, 2007
- Merc Mixer - The Merc Bar-Esplenade, Phoenix, AZ - July 8, 2007

**Society of Industrial & Office Realtors**

**Long Beach Chapter Business Meeting & Tour of the PORTS of LA & Long Beach**

**Southwest Chapter Event**

**February 15-16, 2007 SIOR**

held a multi-chapter Logistics Presentation and Ports of Los Angeles and Long Beach Tour. Jonathan Tratt and C. Lance Ross, SIOR Member, attended the event. Tratt Properties is a sponsor of the Southwest Chapter of SIOR.



C. Lance Ross, SIOR  
Ross Property Advisors