



Trammell Crow Company

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INDUSTRIAL PROJECT TRADE CENTER IV AT INTERNATIONAL COMMERCE BREAKS GROUND

-Valeo Compressor North America signs 88,200SF lease-

DALLAS, TX – As construction on a new 243,500-square-foot industrial facility at Dallas/Fort Worth International Airport begins, Valeo Compressor North America signs a long-term lease for 88,200 square feet. Trade Center IV at International Commerce, which is being developed by Trammell Crow Company sits on nearly 16 acres and is expected to be completed by October 2008.

“We’ve completed numerous developments at DFW Airport and have been successful,” said Scott Krikorian, managing director with Trammell Crow Company’s Dallas office. “We like this market because of the velocity of users in this area and the accessibility these users require through one of the largest international aviation hubs. The pre-leasing commitment by Valeo Compressor is evident that this area continues to see strong demand for quality industrial product.”

Valeo Compressor North America, an industrial division of Valeo Group, is fully focused on the design, production and sale of compressors for the Original Equipment Manufacturers cars and trucks, and also for the Independent Aftermarket (IAM). Valeo Group ranks among the world's top automotive suppliers. The Group has 125 plants, 62 R&D centers and employs 61,200 people from 93 nationalities in 28 countries worldwide. This location will be used for Valeo’s final assembly of compressors for the IAM and distribution of automotive compressors.

The building, which is owned by Kennedy Associates Real Estate Counsel, LP is located in a Foreign Trade Zone and Triple Freeport Zone, features immediate frontage, excellent visibility from Highway 114 and the north entrance of the airport, 30 foot minimum clear height, an ESFR sprinkler system, 50’ X 50’ column spacing with 60 foot staging bay and a 140 foot truck court with an additional 50 feet for trailer storage available.

Steve Trese, a vice president with CB Richard Ellis’ Dallas office, is responsible for the marketing and leasing of the building. “DFW Airport has seen an incredibly strong

previous few years in leasing and absorption. Development has and will remain active in this prolific submarket, as demand is still outpacing deliveries.”

About Trammell Crow Company

Trammell Crow Company, founded in 1948, is one of the nation’s leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of March 31st, 2008, Trammell Crow Company had over \$9.1 billion of projects in process or in its pipeline.

Trammell Crow Company’s teams are dedicated to building value for its clients through creative solutions and highly skilled, locally connected professionals in major cities throughout the U.S. and Canada. The company is known for the quality of its people and for the world class facilities they create. Trammell Crow Company serves users of, and investors in, office, industrial, retail, healthcare, student housing, on-airport distribution, multi-family residential, and mixed use projects.

Trammell Crow Company has experienced market leaders in approximately 30 major cities. The company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world’s largest commercial real estate services firm (based on 2007 revenues).

For those who occupy real estate, Trammell Crow Company can execute the development or acquisition of facilities tailored to meet its clients’ needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options. For more information visit the company’s web site at www.TrammellCrow.com.

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