

FOR IMMEDIATE RELEASE

**JOINT VENTURE BETWEEN PCCP AND TRISTAR PROPERTIES TO DEVELOP  
AN INDUSTRIAL BUILDING TOTALING 593,940 SQUARE FEET IN EDWARDSVILLE, ILLINOIS**

**San Francisco, Calif., October 5, 2017** – PCCP announced today that it has formed a joint venture with TriStar Properties for the development of a Class A logistics facility totaling 593,940 square feet in Edwardsville, IL. Situated on 54 acres, the project is located within Gateway Commerce Center, the premier industrial park in the St. Louis metro area, consisting of 15.7 million square feet.

“The project is PCCP’s fifth speculative industrial development with TriStar at Gateway Commerce Center,” said Dorian Farhang, Vice President with PCCP. “PCCP and TriStar’s first development started in June 2014, and now the joint venture has completed 2.5 million square feet in four fully leased distribution facilities. With a great development partner, repeated success in the market, consistent tenant demand, and institutional exit opportunities, the set-up provided for a compelling opportunity to continue development.”

The cross-dock industrial building will feature a full concrete truck court, 36’ clear height, ample excess car and trailer parking, 185’ truck courts, and multiple access points. Construction has already commenced with completion anticipated in February 2018.

Gateway Commerce Center is a 100 percent leased industrial park with institutional ownership and national tenants including P&G, Unilever, Amazon, and Geodis Logistics. The park is situated at the intersection of two highways (I-270/I-255), which connects with four major interstates (I-70, I-55, I-64, and I-44) and offers convenient access to the entire St. Louis metropolitan area. Gateway Commerce Center lies within 500 miles of one-third of the US population and within 1,500 miles of 90 percent of the US population, thus providing an attractive central US location for national and super regional distribution. The property is 15 minutes from downtown St. Louis; 19 miles from the region’s major airport, Lambert St. Louis International; and proximate to three regional airports.

**About PCCP, LLC:** PCCP, LLC is a premier real estate finance and investment management firm focused on commercial real estate debt and equity investments. PCCP has over \$7 billion in assets under management on behalf of institutional investors. With offices in New York, San Francisco and Los Angeles, PCCP has a proven track record for providing real estate owners and investors with a broad range of funding options to meet capital requirements. PCCP originates and services each of its investments, ensuring that clients benefit from added value and outstanding investment returns. Since its inception in 1998, PCCP has successfully raised, invested and managed over \$14 billion of institutional capital through a series of investment vehicles including private equity funds, separate accounts and joint ventures. PCCP continues to seek investment opportunities with proven operators seeking fast and reliable capital. Learn more about PCCP at [www.pccpllc.com](http://www.pccpllc.com).

**About TriStar Properties:** Since its inception in 1996, TriStar Properties has developed numerous large scale business parks totaling more than 30,000 acres, and has purchased and resold more than 2,900 acres of residential land. Additionally, the company has purchased or developed more than 1.5 million square feet of office buildings, built or sold land for the development of more than 1.2 million square feet of retail space, and has developed or sold land for the construction of more than 13 million square feet of warehouses and distribution centers.

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