



NEWS RELEASE

NATIONAL REAL ESTATE DEVELOPMENT AND INVESTMENT SERVICES

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FOR IMMEDIATE RELEASE

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McSHANE / METLIFE LAUNCH 704,115 S.F. INDUSTRIAL SPECULATIVE BUILDING IN REDLANDS, CALIFORNIA

*(New Single- or Multi-Tenant Industrial Facility to Accommodate
Growing Need for Large Distribution Requirements Within the Inland Empire))*

(Irvine, California) On behalf of the McShane Development Company / MetLife Real Estate Investments industrial development alliance, John A. Dobrott, McShane Development Company's President – Industrial Division, is pleased to announce that it has commenced development and construction of a 704,115 square foot speculative industrial facility located at 2125 San Bernardino Avenue within the alliance's Redlands Business Center in Redlands, California.

The new LEED-Silver industrial facility is being developed on behalf of an institutional investor and will be located on a 33.53-acre site within the 84-acre industrial park. The distribution building will be constructed with a 32' clear height, 106 external docks, four drive-in doors and parking for 406 vehicles. The painted tiltwall exterior will be attractively finished with coordinating accent colors and canopy entrances at the building's office areas. The team of McShane Construction Company and HPA Inc. is providing the comprehensive design/build services for the building.

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The continued velocity of leasing activity within the Inland Empire has provided the opportunity to develop this sizable speculative industrial property. The area's low real estate costs and available land will continue to drive the popularity and growth of the area both in the short- and long-term. Corporate neighbors near the business park include Ashley Furniture, Salton, Hershey and ICON.

Dobrott remarked, "The McShane / MetLife development alliance is pleased to be providing its comprehensive development, design and construction services for this substantial speculative facility. The Redlands Business Center is located in a fully-improved business park within the Inland Empire offering ideal positioning within the entire Los Angeles Basin and Western United States."

Strategically located within the Inland Empire, the Redlands Business Park is just 20 miles east of the Ontario International Airport and just north of Interstate 10 between Mountain View Avenue and California Street. This premier location offers immediate access to the I-10 and I-215 freeways and is situated approximately nine miles from the Burlington Northern Santa Fe intermodal container facility, one half mile from San Bernardino International Airport and only ten minutes from the YRC Worldwide Inland Empire transit hub.

Ruben Goodsell, Michael McCrary, Peter McWilliams and Nicole Page of Jones Lang LaSalle represent the McShane / MetLife development alliance and are the exclusive marketing agents for the remaining land parcels available at the Redlands Business Park. For additional information, contact the leasing team at 909.962.6366 or visit www.redlandsbc.com.

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About MetLife

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About McShane Development Company

McShane Development Company is the integrated real estate development and investment arm of The McShane Companies. The firm is headquartered in Chicago, Illinois with regional offices located in Phoenix, Austin, Houston and Irvine. McShane Development Company is active on a local, regional and national basis in the development of master-planned industrial and office parks, medical office development, speculative industrial and office developments, build-to-suit properties for lease or purchase and real estate investment opportunities. For more information on The McShane Companies and its entities, visit the firm's web site at www.mcshane.com.