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Patriot Equities Acquires Leggett & Platt Canadian Industrial Portfolio

Developer Expands North American Presence and Enters Canada by Closing on 465,448 Square Feet of Industrial Assets

Patriot Equities, the first real estate investor and developer with a singular focus on the acquisition, ownership and operation of corporate real estate, today announced it has acquired 465,448 square feet of industrial space from Leggett & Platt Incorporated. The two-building industrial portfolio in the Etobicoke submarket of the Greater Toronto Area, is partially leased-back to Leggett & Platt on a transitional basis.

Located at 80 Jutland Road and 800 Islington Avenue, the industrial assets are within one mile of each other, off exit 142B of The Gardiner Expressway. The 80 Jutland Road facility is a 126,475 square foot, single-story industrial building on 5 acres. It contains 21,500 square feet of office space and approximately 105,000 square feet of industrial space with 21' clear ceilings, 16 truck-level doors, 2 drive-in doors, and ample parking. With visibility from The Gardiner Expressway, 800 Islington is 338,973 square feet at the prominent south-west corner of Evans and Islington Avenues. The property has a two-story, 40,000 square foot, office component with approximately 300,000 square feet of 18' clear warehouse space on 16.75 acres. The site includes the rare ability to provide approximately 6 acres of truck storage or expansion capability for a large user. Both buildings are served by public transportation and within 10 miles of Toronto's downtown core and Pearson Airport.

"It is exciting to grow our portfolio into Canada with an acquisition in Toronto, North America's third largest industrial market," said Erik Kolar, President and CEO of Patriot Equities. "The Leggett & Platt transaction provides us with a tremendous expansion opportunity into a vibrant industrial market with tremendous infrastructure and metropolitan access. We are pleased to add Leggett to our list of Fortune 500 clients that we have helped to harvest capital from non-productive or under-utilized real estate assets."

As part of Patriot's acquisition strategy, 80 Jutland Road will be marketed immediately for sale to a single user. Alternatively, a marketing strategy has been put in place for the lease up of 800 Islington Avenue as a single or multi-tenant facility. An additional 6 acres of undeveloped land at 800 Islington provides an immediate opportunity for building expansion and/or trailer storage.

About Patriot Equities

Patriot Equities' is a fully integrated real estate enterprise uniquely focused on the corporate real estate seller. The company builds valued relationships by negotiating fairly, closing quickly, and working on behalf of the seller to protect its reputations in the communities it serves. Patriot Equities owns, operates, and invests in the entire spectrum of corporate real estate property types, including office, industrial, retail, R&D, raw land, and mixed-use space in a geographically diverse footprint that spans the entire North American continent. With \$150 million under management in a proprietary private equity fund, Patriot Equities has the ability to quickly fund transactions of up to \$100 million in a single transaction and over \$500 million in a multi-property transaction.

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