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Stirling Capital Investments Wins LEED Gold Certification for an Industrial Building

Located at Southern California Logistics Centre in Victorville, CA

- ***Building Marks the First LEED Project in the High Desert and Only the Fourth LEED Gold Industrial Facility in California***

VICTORVILLE, CA (March 18, 2009) – Stirling Capital Investments is pleased to announce it has achieved LEED Gold certification from the U.S. Green Building Council (USGBC) for its industrial distribution facility constructed within Southern California Logistics Centre (SCLC) in Victorville, Calif. Stirling Capital Investments' LEED Gold certification is yet another milestone in the progression of sustainable developments initiated in the High Desert. Stirling Capital Investments' building is the first ever LEED-certified project of any kind in the High Desert and only the fourth industrial warehouse to be awarded LEED Gold in California, which boasts more LEED-certified projects than any other state or country in the world.

The Class A industrial facility, known as Distribution Centre 13A (DC13A), consists of 296,490 square feet on approximately 17 acres. The facility is part of Phase I development of SCLC totaling more than 6.5 million square feet of facilities. Upon completion, SCLC will total approximately 60 million square feet of commercial and industrial development to accommodate future warehousing and logistics operations.

“We are proud to be awarded LEED Gold for DC13A and will continue to pursue LEED certification on new developments at SCLC to offer tenants and the community high quality, sustainable buildings that provide health and safety benefits and direct cost savings to tenants,” said Brian Parno, vice president with Stirling Capital Investments, master developer of SCLC. “DC13A uses approximately 42 percent less energy than a baseline facility, saving a tenant upwards of \$68,800 per year in energy costs alone.”

Some of the sustainable features that are part of DC13A's LEED Gold status include: reduced-flow electronic valve restroom fixtures and drought-tolerant landscaping to reduce water use by 30 percent on indoor plumbing and 60 percent on landscaping. Energy savings strategies include three percent skylights with daylight harvesting, improved building envelope and energy efficient HVAC and lighting equipment. Additionally, increased ventilation, daylighting strategies and materials with low VOC levels all contribute to

the high standards for indoor environmental quality. This ensures that tenants enjoy a healthy and productive working environment.

Distribution Centre 13A, which completed construction in May 2008, also boasted green standards during the construction process. For example, 95 percent of all waste during the demolition of former military base structures onsite and the building construction process was diverted from a landfill, 20 percent of all materials used in construction were recycled and 35 percent of all materials came from local and regional sources.

“DC13A’s LEED certification demonstrates tremendous green building leadership,” said Rick Fedrizzi, president, CEO & founding chair, U.S. Green Building Council. “The urgency of USGBC’s mission has challenged the industry to move faster and reach further than ever before, and DC13A serves as a prime example with just how much we can accomplish.”

The state-of-the-art facility is cross-docked and features 32-foot clear height with ESFR sprinklers, 112 dock high loading doors, 147 truck trailer parking spaces and 164 automobile parking spaces along with 185’ full concrete truck yards.

The building is being marketed by CB Richard Ellis (909-418-2000). There is an on-site leasing office located at 18499 Phantom West, Suite 12, Victorville, CA 92394.

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Global Access Victorville

Global Access Victorville, the former George Air Force Base in Victorville, Calif., is an 8,500-acre multimodal freight transportation hub supported by air, ground and rail connections. Global Access Victorville is comprised of Southern California Logistics Airport (SCLA), a 2,500-acre world-class air cargo and aviation facility; Southern California Logistics Centre (SCLC), a 2,500-acre commercial and industrial complex entitled for 60 million square feet of development; and Southern California Rail Complex (SCRC), a planned 3,500-acre intermodal and multimodal complex entailing rail-served facilities. Stirling and the City of Victorville have teamed up to redevelop the former George Air Force Base into Global Access Victorville, the largest fully-integrated commercial development in the region, which is anticipated to create more than 24,000 jobs and support another 18,500 jobs in the surrounding area. Global Access Victorville offers 24-hour, seven-day-a-week operations with onsite U.S. Customs. It has been designated a Foreign Trade Zone and a Local Agency Military Base Recovery Act Zone by the federal government. It has two intercontinental runways and can accommodate all current-flying commercial and military aircraft with 24-hour, seven-day-a-week air tower operations and emergency response capabilities comparable to that of the world’s largest airports. For more information, visit www.globalaccessvictorville.com.

About Stirling Capital Investments

Stirling Capital Investments is a joint venture between Stirling, a Foothill Ranch, Calif.-based strategic, full-service, value-added development company specializing in master-planned communities and major land renovations and Denver, Colo.-based DCT Industrial Trust Inc. (NYSE: DCT), a leading industrial real estate investment trust. Stirling is led by partners Dougall Agan and Chris Downey, who have been responsible for more than \$3 billion in development activity on large-scale land development projects in Los Angeles, Orange, San Bernardino and San Diego counties. DCT Industrial Trust Inc., is a leading real estate company specializing in the ownership, acquisition, development and management of bulk distribution and light industrial properties located in 25 of the highest volume distribution markets in the U.S. as well as Mexico.