

NEWS

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For: **LOWE ENTERPRISES**

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LOWE ENTERPRISES COMPLETES SALE OF TRIO OF INDUSTRIAL BUILDINGS

-- A joint venture between DCT Industrial Trust and JPMorgan Asset Management Acquires Three Buildings at Centerpark Industrial Complex

DENVER – Lowe Enterprises (Lowe), a national real estate services company, has completed the sale of the final three buildings in the Centerpark industrial complex to a joint venture between DCT Industrial Trust and JPMorgan Asset Management. The transaction completes Lowe's five year development of the 28.5-acre former Keebler bakery site. Centerpark is located at the I-70 and Pecos interchange, near the junction of Denver's major transportation arteries – Interstates 70 and 25.

The three bulk distribution buildings total 431,600 square feet and consist of one 24-foot clear height building and two 30-foot clear height buildings. The buildings feature flexible configurations allowing for smaller spaces of 12,000-square feet up to a maximum of 176,000-square-feet to accommodate a variety of potential users.

Mark Bowen, vice president of acquisitions for DCT Industrial Trust, commented, "The Centerpark buildings provide a unique opportunity for DCT Industrial to expand into one of Denver's most supply-constrained industrial sub-markets, where vacancy is very low and there is a lack of available land for development. The high-quality buildings also offer our customers excellent access to the region's most important distribution arteries."

Centerpark, a 539,600 square foot state-of-the art warehouse and distribution campus, was developed in two phases. The first building in the complex was sold in 2004. The complex earned the National Association of Industrial and Office Properties

Industrial Project of the Year award for its first phase in 2004 and for its second phase in 2006.

“Redeveloping the former Keebler baking facility presented a rare urban infill opportunity in an area that is ideal for industrial use. The region needed modern warehouse facilities as the majority of the existing inventory is older and not designed to accommodate tenants requiring high quality facilities in a central location,” said Jim Creighton, senior vice president of Lowe Enterprises Real Estate Group.

Lowe Enterprises has maintained a regional office in Denver since 1985 and is an active buyer and seller of institutional real estate. Other investments in Colorado include Tuscany Plaza in Greenwood Village, two buildings in the Dry Creek Office Plaza complex, 198 Inverness Drive West and the Inverness Hotel. The company also is currently developing Eastpark 70, a 110-acre warehouse and distribution center at Tower Road and I-70; an office facility for Northrop Grumman in Colorado Springs; and will soon break ground on Macanta, a 2,000-acre residential and golf community in Douglas County.

About DCT

DCT Industrial Trust is a leading real estate company specializing in the ownership, acquisition, development and management of bulk distribution and light industrial properties located in 24 of the highest volume distribution markets in the U.S. as well as Mexico. As of September 30, 2007, DCT Industrial Trust owned, managed or had under development 426 properties totaling more than 68 million square feet leased to more than 780 corporate customers. Additional information is available at www.dctindustrial.com

About Lowe Enterprises

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 35 years, it has developed, acquired or managed more than \$8.5 billion of real estate assets nationwide. The firm is currently developing six million square feet of commercial projects nationwide. Through its investment management affiliate, the firm currently manages in excess of \$3 billion in real estate assets on behalf of investment clients. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in Denver, Irvine, Phoenix, San Francisco, Sacramento and Washington D.C. For further information visit www.loweenterprises.com