



February 13, 2009

Kenco Inks \$11 Mil Lease for 500k sf Redlands Facility

The Inland Empire recently witnessed a very newsworthy industrial lease, as Kenco Logistics Services agreed to a five-year, \$11 mil deal for a 517.3k sf (\$0.35/sf/mo) facility within the Watson Commerce Center Redlands, in the city of Redlands. Kenco is the largest family-owned and privately held third-party logistics solutions company in the United States.



After taking occupancy in April 2009, Kenco will run the LEED-certified facility as a cross-dock operation for all order fulfillment, shipping, receiving, and inventory management of Ralston Foods' Post brand cereal business. The building, which was completed at the end of January 2009, is located at 26875 Pioneer Ave, north of I-10 and west of the 210 Fwy.

According to Andy Smith, President and Chief Operations Officer for Kenco Logistic Services, "The energy efficient features of the facility, large yard and loading capacity, plus the LEED certification, were all

instrumental in helping us decide where to expand our business and will optimize the efficiency of our logistics operations."

Watson Commerce Center Redlands, a 2.5 msf, 100-acre master-planned center, is the newest addition to Watson's Legacy Building SeriesSM, a series of highly-flexible, energy-efficient Class A industrial buildings designed and constructed in accordance with the U.S. Green Building Council's LEED guidelines.

The new Kenco facility will add up to 100 jobs in the City of Redlands and will make heavy use of the Watson Commerce Center Redlands' proximity to the San Bernardino Airport and I-10. The building features 134 trailer storage spaces, 7-inch-thick concrete floor slabs, and abundant clerestory glass, which provides ambient natural lighting and requires less energy.

Ron Washle and Mark Kegans of Grubb & Ellis represented Kenco Logistic Services in the transaction. Watson Land Company was repped by Tom Taylor, Steve Bellitti and Josh Hayes of Colliers International.