



**FOR IMMEDIATE RELEASE**

Contact: Lauren Smith / Rebecca Hall, APR

Idea Hall

714-436-0855 x 23 / x 23

lauren@ideahall.com / rebecca@ideahall.com

**U.S. Foods to Anchor Birtcher Development & Investments' 39.5 Acre, \$42 Million Corona Crossroads**  
***Eight-Building Industrial Project Approximately 70 Percent Committed***

**Corona and Laguna Niguel, CA – May 17, 2005** – With six of eight buildings at Birtcher Development & Investments' Corona Crossroads committed, U.S. Foods will anchor the \$42 million industrial project, occupying its new build-to-suit warehousing and distribution space in late June. Having signed a 15-year lease for 210,000 square feet of the largest, 290,000-square-foot building in August of 2004, U.S. Foods will be joining a tenant-owner list which includes Imperial Range, BTL Machine, Newport Trading, and Steel Tech Inc. The 39.5-acre Corona Crossroads is located at 1283 Sherborn with rail access and close proximity to the 91 and I-15 freeways. The three-phase project began with land acquisition in the fall of 2002 and is slated for final completion by July 2005.

Of the remaining buildings, one 66,105-square-foot building is available for lease or sale, another is in escrow, and the third was recently sold to an individual investor. The additional 79,297 square feet in the building shared by U.S. Foods is also available. The Corona Crossroads site features dock high and grade level loading, expandable power, calculated sprinkler systems, large fenceable yard areas, 60-foot concrete truck aprons, increased skylight ratio, institutional landscaping including citrus trees, and lower cost of electrical power from the City of Corona.

-MORE-

Build-to-suit amenities for the \$4 million U.S. Foods building include 60,000 square feet of refrigeration and freezer space, a 30-foot clear height, ESFR sprinkler systems, a separate maintenance area, and a secured yard. Rick Ellison and John Gallivant of Cushman & Wakefield represented U.S. Foods and David Consani, Jim Koenig, and Darla Longo of CB Richard Ellis represented Birtcher Development & Investments.

Birtcher Development & Investments originally purchased the land in a combination sale from Riverside Flood Control and AEW Capital Management in a deal brokered by David Consani, Jim Koenig, Dick Roby, and Janet Valentin of CB Richard Ellis in 2002. Cornerstone Real Estate Advisors was its equity partner, represented by Mark Higgins, senior vice president, and Jim Howard, vice president, and Bank of America was the construction lender, represented by Harvey Cohen, senior vice president. KPRS Construction, Diffenbaugh Construction, Hill Pinckert Architects and Huitt-Zollars, Inc. were also involved in development efforts.

### **About Birtcher Development & Investments**

Since 1939, the Birtcher name has been synonymous with enduring design and creating unique business environments. Birtcher has developed more than 50 million square feet of office, industrial and retail projects throughout the Western US and Southern California. Today, Birtcher Development & Investments is solely owned by Brandon Birtcher who carries on the family's four-generation development legacy. Current developments include the South Coast Home Furnishings Centre, a nine-building specialty retail destination in Costa Mesa, CA; Birtcher Business Center Vancouver, a 216-acre industrial park in Vancouver, WA; and Birtcher Commerce Center, a 594,000-square-foot state-of-the-art distribution center in Paramount, CA. For more information, please visit [www.birtcherdevelopment.com](http://www.birtcherdevelopment.com).

###