



FOR IMMEDIATE RELEASE

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OAKMONT ANNOUNCES SALE OF 1.6 MILLION SQUARE FEET IN HENRY COUNTY

ATLANTA, GA – Oakmont Industrial Group today announced the sale of SouthPort Logistics Center to San Antonio-based USAA Real Estate Company. Located in the rapidly expanding industrial market of Henry County, GA, the 1,638,000 square foot facility is one of the nation's larger state-of-the-art distribution centers contained under one roof and is fully leased to medical and consumer products company Kimberly-Clark.

Oakmont expanded the facility from its initial size of 1,298,700 square feet to accommodate an increase in Kimberly-Clark's local requirements. USAA closed on the original portion of the building in November of last year, taking down the expansion space upon its recent completion.

Oakmont Industrial Group President Richard Rider, noted, "This project began on a speculative basis centered around our belief in the outstanding access provided by the location. "

Rider continued, "Our capital structure through strategic partnerships with Prudential Real Estate Investors and Hunt Realty Investments allows us to embark on speculative projects of this size and scale."

SouthPort Logistics Center is located in the City of McDonough, approximately 30 miles south of Atlanta in the Henry County/I-75 submarket. The building provides immediate access to I-75 via Georgia Highway 20 and is a desired location for companies distributing product to a multi-state region, including the growing Florida market. The Henry County location also provides for the easy flow of goods through the Southeastern seaports of Savannah, GA, Charleston, SC, and Jacksonville, FL.

Designed to attract sophisticated logistics-oriented tenants, SouthPort provides the following upgraded specifications: 36' clear height, 650' depth cross-dock configuration (providing for an ideal length-to-width ratio), upgraded 7" floor slab with vapor barrier protection and reinforced joints, 48' x 54' column spacing (61' at the loading bays), 200'-380' full concrete truck courts with massive trailer storage capacity (up to 736 spaces), separate truck drive aisles providing full circulation around the entire building and on-site queuing for up to 61 tractor trailers.

Oakmont's Atlanta-based design and construction team includes The Conlan Company (General Contractor) and Randall-Paulson Architects. Bank of America is providing the construction financing.

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Greg Haynes and Todd Barton of CB Richard Ellis represented Oakmont, while Kimberly-Clark was represented by Matthew Stauber of Colliers Bennett & Kahnweiler, along with Ben Logue and Price Weaver of Colliers Spectrum Cauble.

According to Greg Haynes with CB Richard Ellis, SouthPort's listing agent and veteran Atlanta industrial broker, "This is great news for Oakmont and Henry County. During Kimberly-Clark's initial search of the Atlanta market last year, SouthPort was clearly the best overall option." Haynes continued, "This lease extension and expansion validates Oakmont's initial strategy with respect to design, function and scale."

About USAA Real Estate Company

With more than \$3.4 billion in assets under management, USAA Real Estate Company provides acquisition, build-to-suit and development services for corporate and institutional investors. Specializing in office, medical office, industrial, public sector, retail, land and hotel properties, the company offers outstanding opportunities to invest, sell or lease commercial properties in major national markets.

With a commitment to excellence in service, USAA Real Estate Company delivers real estate and business solutions in a manner that reflects the values of their parent company, USAA, a worldwide insurance and financial services organization.

About Oakmont Industrial Group

Oakmont Industrial Group is a fully integrated industrial real estate development and management company based in Atlanta, Georgia. Founded in 1996, the company develops state-of-the-art warehouse/distribution facilities located in quality business park environments. Oakmont is active on both coasts with a development pipeline in excess of 10 million square feet. The company has full-service offices in Atlanta, Georgia, and Irvine, California.

In addition to Kimberly-Clark, Oakmont has executed leases across the country with the following quality corporations: Firestone, The Home Depot, General Motors Corporation, Sears Logistics Services, Corporate Express, Chick-fil-A, Panalpina, Continental Airlines, BellSouth, Superior Essex, Scholastic Book Fairs, AMR, Corinthian Industries, Facet Technologies, Orcon Corporation, Dornbracht USA, New Breed Logistics, Arnoni Aviation, Citgo Petroleum, DHL Logistics, Illinois Tool Works, Sub-Zero Distributors, AIT Worldwide Logistics, Ecolab, Gulf South Medical Supply, Aloha Freight Forwarders, Geo Logistics, Service Express, Ford Motor Company, Sekisui SPR Americas, Expo Plus, and Garden Fresh Restaurant Corporation.

Oakmont invests the majority of its capital in the development of high-quality, Class "A" bulk distribution industrial product. Oakmont's development platform is based on designing and delivering projects that provide tenants with highly functional, high-quality space at competitive rent structures.

PRESS CONTACT: Oakmont Industrial Group
Sydney Kaigler, 404-869-9990

skaigler@oakmontre.com



SouthPort Logistics Center