



Real Estate  
Investment  
Trust II

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## **KBS REIT II Sells Second Industrial Building in Atlanta Submarket**

***Sale is simultaneous to disposition of Hartman Business Center One  
in Austell, Ga.***

AUSTELL, Ga. (July 11, 2012) – [KBS Real Estate Investment Trust II](#) (KBS REIT II) has sold Hartman II, a 261,799-square-foot warehouse/distribution building situated in the Atlanta submarket of Austell, Ga. KBS REIT II, a non-traded real estate investment trust based in Newport Beach, Calif., has owned the property since 2010 and sold it for \$12.7 million.

Hartman II is a 23.3-acre industrial facility in Atlanta's I-20 West submarket, 20 miles from downtown Atlanta, offering direct access to I-20 and connections to the I-285, I-75 and I-85. The single-story building is part of the Hartman Business Center, a 150-acre master planned industrial park. Hartman II is fully- leased to [Nexen Tire America, Inc.](#), the United States division of [Nexen Tire Corporation](#), an international tire manufacturer headquartered in South Korea.

[KBS Real Estate Investment Trust](#) (KBS REIT I), an affiliate of REIT II also sold Hartman Business Center One, located in the Hartman Business Center, for \$16.1 million. KBS REIT I acquired the 353,983-square-foot building in 2007.

KBS and affiliated companies own six other properties in the greater Atlanta area, including the 138,068-square-foot [Overlook I](#) and the 188,509-square-foot [Northridge Center I & II](#) in Atlanta, for a total of more than 1.8 million square feet.

### **About KBS**

KBS REIT II's advisor, KBS Capital Advisors LLC, a private real estate company and SEC-registered investment advisor founded in 1992. Since its inception, KBS Realty Advisors and its affiliated companies have completed transactional activity in excess of \$22.3 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit [www.kbscapital.com](http://www.kbscapital.com).