

**JUNE 2007**

**TRINITY CAPITAL ANNOUNCES  
THE ACQUISITION OF  
1312 OLD STAGE ROAD, A 746,000 SF  
INDUSTRIAL COMMERCE CENTER  
IN MAULDIN, SC**



**MEDIA CONTACT**  
Debi Caldwell  
[www.trinitycapitaladvisors.com](http://www.trinitycapitaladvisors.com)  
704.372.8822

CHARLOTTE, NC – June 4, 2007– Trinity Capital announced today that it has acquired 1312 Old Stage Road, a 746,000 SF industrial facility located on 32 acres in Mauldin, SC at the intersection of Highways 276 and 385 in Greenville’s I-385 South industrial submarket.

Trinity Capital will redevelop this facility and subdivide it, offering it as for lease product to Greenville’s multi-tenant industrial community. Gibbs International will continue to occupy a portion of the facility, phasing out its occupancy over the next 12 months. 240,000 SF of the facility is available immediately, with the remainder coming available in stages beginning in 180 days. The facility, which will be known as Trinity Commerce Center, will be able to accommodate users in ranges from 60,000 SF, 90,000 SF, 120,000 SF, or larger, and will offer contiguous space as large as 610,000 SF. The rental rate will be \$2.50 per square foot.

“By the end of the summer, we hope to introduce a very different industrial facility to the market”, says Sean McKinley of Trinity Capital. “We plan on a full scale renovation of the property, including painting the facility, installing new storefronts, new landscaping, monument and building signage, repaving of the truck courts and parking areas, as well as work on the structure, including the roof” says McKinley.

Trinity has hired the industrial team of John Scott and Brian Young of The Grubb & Ellis Furman Company to lease the facility. The Furman Company’s Jay Hamilton will manage the facility. The general contractor will be BE&K Construction. Sherrie Sommerfeld of Trinity Capital’s project management group will manage the construction project for Trinity Capital Advisors. The building’s improvements are being designed by RBA Architects of Charlotte.

Trinity Capital is a private real estate investment company focusing on the acquisition, development, and redevelopment of office, industrial and mixed use real estate throughout North and South Carolina. Please visit us at [www.trinitycapitaladvisors.com](http://www.trinitycapitaladvisors.com).

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