



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

FOR IMMEDIATE RELEASE:

February 4, 2019

FOR MORE INFORMATION:

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**PHOENIX INVESTORS ACQUIRES FORMER BON-TON DISTRIBUTION
CENTER IN ROCKFORD, IL**

Company purchases approximately 517,000 square feet

MILWAUKEE, WI (February 4, 2019) – An affiliate of Phoenix Investors (“Phoenix”), a national private commercial real estate firm headquartered in Milwaukee, Wisconsin, announced it acquired an approximately 517,000 square-foot former Bon-Ton distribution facility located at 4650 Shepherd Trail in Rockford, Illinois. With the subject acquisition, Phoenix’s affiliates now own approximately 3,200,000 square feet in Illinois.

Conveniently located between two full four-way interchanges with Interstate 90, the property features approximately 25,000 square feet of office space, clear ceiling heights up to 26 feet, 1 drive-in door, and 127 dock doors. The property is easily divisible for multi-tenant occupancy.

Phoenix intends on renovating the property in the coming months, making the space more attractive to new users. “We are deeply embedded in the Rockford industrial market. This acquisition further cements our commitment to the area,” said Kurt Jensen, Phoenix’s Senior Vice President of Acquisitions and Leasing. “The property is well positioned to provide a cost efficient and flexible solution for future users.”

Senior mortgage financing was provided by River Valley Bank.

About Phoenix Investors

Phoenix Investors is a national commercial real estate firm based in Milwaukee, Wisconsin whose

core business is the revitalization of former distribution and manufacturing facilities throughout the United States. This strategy leads to positively transforming communities and restarting the economic engine in the communities we serve.

Phoenix's affiliate companies hold interests in approximately 25 million square feet of industrial, retail, office, and single tenant net-leased properties across 24 states. A 2018 survey conducted by *National Real Estate Investor* ranked Phoenix Investors as having the 28th largest national industrial real estate portfolio. Phoenix principally specializes in the renovation and repositioning of large, former single tenant industrial facilities throughout the United States that were previously owned by major corporate clients, REITs, or financial institutions.

For more information visit <https://phoenixinvestors.com>