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**FOR IMMEDIATE RELEASE**

**Timber Hill Group and Champion Realty Advisors Sign National Railway Company to Build-to-Suit Lease for 21.3-Acre Yard in Jacksonville**

**JACKSONVILLE, FL (November 22, 2022)** – Chicago-based Timber Hill Group (Timber Hill) and JV partner in TH Logistics Fund I, Champion Realty Advisors (Champion), have signed a national railway company to a long-term, build-to-suit lease for a 21.3-acre container/trailer yard at 6505 Old Kings Road in Jacksonville.

“Location was the main driver for the transaction,” said Timber Hill CEO Cary Goldman. “Despite some palpable headwinds faced by the logistics industry, this lease highlights a long-term condition in the market. There is a low supply of land sites that are zoned for outside storage and the demand is growing in locations like Jacksonville that have a port, major rail lines, and great highway access.”

Following a 12-month wetland mitigation and entitlement process, construction on the new yard, which will feature a compacted stone surface, perimeter LED yard lighting and electric gates, is set to begin in December. The site is located near the four-way interchange at I-295 and close to the CSX and Norfolk Southern Intermodal terminals. The neighborhood is home to numerous carriers, logistics companies and large distribution facilities including Amazon, FedEx, UPS, and Home Depot. Completion is expected in second quarter 2023.

“With five properties in our first fund, Jacksonville remains an investment and development target for us,” added Champion CEO J.D. Salazar. “The busiest commercial seaport in Florida and two major intermodals support the long-term investment potential of this Florida transportation hub and consumption zone.”

Timber Hill Group and Champion Realty Advisors are pioneers in developing, owning, and operating managed truck parking lots and other logistics related real estate throughout the United States. In 2021 they launched TH Logistics Fund I which supports the acquisition, development, and repositioning of logistics-related supply-chain Industrial Service Facilities (ISFs) in established major metropolitan markets with high-volume transportation linkages for trucking, rail, shipping, and air cargo. Industrial Services Facilities (ISFs) are mission-critical properties used to store and maintain trucks, trailers, containers, chassis, heavy equipment, and bulk materials.

