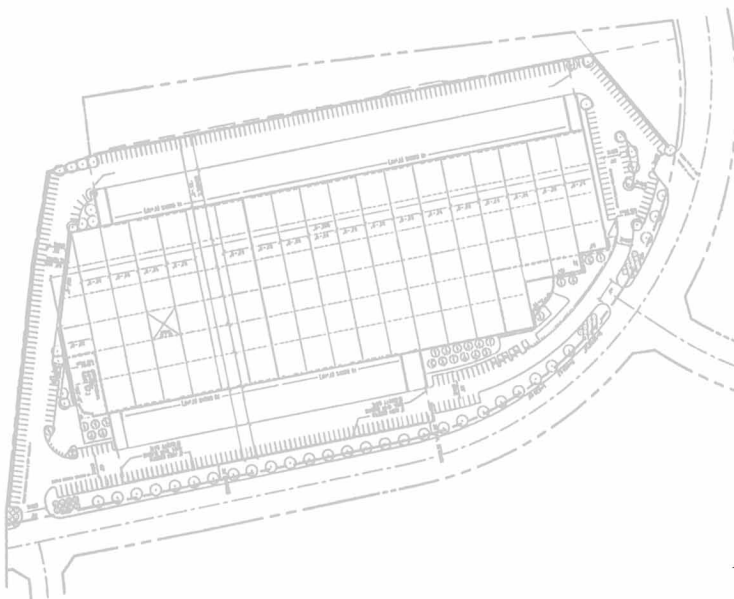


FOOTHILL RANCH DISTRIBUTION CENTER
Foothill Ranch, California



OWNER: Kilroy Realty Corporation

MANAGING DEVELOPER: The Muller Company

DESCRIPTION: A 300,000 square foot industrial cross-dock distribution facility occupying 15.28 acres.

A Flexible Cross-Dock Converts to an R&D Facility