



PRESS RELEASE: ENDURANCE REAL ESTATE GROUP SELLS 510 STATION AVENUE IN BENSALEM, PA, TO AN AFFILIATE OF SPIRIT DELIVERY AND DISTRIBUTION SERVICES, INC.

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Endurance Real Estate Group, LLC, is pleased to announce the sale of 510 Station Avenue, a modern one-story warehouse building totaling 85,602 square feet, situated on 3.74 acres of land (the "Property") within the Woodhaven Industrial Park, Bensalem, Bucks County, PA. The Property was acquired by SG Bensalem Realty Investments, LLC, an affiliate of Spirit Delivery and Distribution Services, Inc., for \$4,050,000. Frank Roddy of Roddy, Inc. represented Endurance in the transaction.

Frank Roddy originally sold the property to Endurance in July of 2003 under and subject to a three year lease with Spirit Delivery and Distribution Services, Inc. Endurance immediately laid out a building repair program that addressed long overdue deferred maintenance. Due to Endurance's pro-active, hands-on approach, Spirit subsequently renewed their lease for an additional four years. Upon completion of their business plan, Endurance began marketing the property for sale in early 2008. Spirit concluded that they were in a highly functional, quality asset and made an offer to Endurance to purchase the building.

"510 Station was one of Endurance's first investments and turned out to be a successful one. By addressing the deferred maintenance we gave Spirit the comfort to step forward and acquire the building. It is exciting to be rewarded for a good business plan coming to fruition." said Benjamin Cohen, President of Endurance.

The building features two crane bays outfitted with two and three-ton bridge cranes. There are eighteen tailgate doors and one drive-in door, ceiling heights ranging from 17'0"-19'5" clear and parking for approximately 70 automobiles. The property is strategically located at the intersection of State Road and Station Avenue providing excellent access to I-95, Woodhaven Road, US Route 1 and the Pennsylvania Turnpike. The Street Road and Woodhaven Road exits of I-95 are approximately 1 mile away. Woodhaven Road (PA 63) provides access to US Route 1 and Interchange 351 (Philadelphia Interchange) of the Pennsylvania Turnpike, which is approximately 2 miles away. Travel time to Center City Philadelphia is approximately 20 minutes and New York City is approximately 90 minutes.

S&G Bensalem Realty Investment, LLC is a private investment real estate holding company closely related to Spirit Delivery and Distribution Services, Inc. S&G will continue to lease a portion of the building to its operating company, Spirit Delivery and Distribution Services, Inc., who will utilize approximately 50,000 square feet of the facility for distribution of Home Depot's household appliances to the consumer. Roddy Inc. will be marketing for lease the remaining 35,000 square foot portion of the facility.

Endurance Real Estate Group, LLC was co-founded by Benjamin Cohen and Bill White in 2002. The company is located in Bala Cynwyd, Pennsylvania and concentrates its investment and development activities in Philadelphia and the Mid-Atlantic area. Endurance looks to acquire both high income and value-added office and industrial properties. Endurance owns and operates 3 million square feet of industrial and office space. For more information on Endurance please visit their web-site at www.endurance-re.com.