



Endurance Announces 60,000 SF of leases at its Penn Warner Industrial Portfolio

Endurance Real Estate Group is pleased to announce the expansion and extension of Smart Management Group at 270 & 290 Canal Road. As part of the terms of the lease, Smart is expanding its occupied space by 30,000 square feet to include 120,000 of the 240,000 square feet Endurance owns and manages in the Penn Warner Industrial Park. Additionally Endurance is pleased to announce a new long term lease with Hydrofarm at 199 Canal Road. The four buildings that comprise this portfolio are 60,000 SF each, with 24-foot clear ceiling heights, 9 tailgates per building and one drive-in door, and are rail served.

Endurance and Smart Management Group both represented themselves in the expansion. Hydrofarm was represented by Joe Stephenson of Grubb and Ellis and Endurance was represented by Andy McGhee of Colliers L&A.

Endurance Real Estate Group, LLC is a diversified regional real estate company that focuses upon the creation, development and management of quality real estate projects in the Mid-Atlantic States for both their tenants and investors. Endurance was co-founded by Benjamin Cohen and William White in 2002. The company is located in Bala Cynwyd, Pennsylvania (near Philadelphia). Endurance looks to acquire both high-income and value-added office and industrial properties in the \$5-\$100 million range with our high net-worth and institutional equity partners. For more information on Endurance please visit their web-site at www.endurance-re.com

Smart Management Group, Inc. is a subsidiary of the New Jersey-based CTX Group, provides warehousing and delivery services for a variety of large corporations. Hydrofarm is the nation's oldest and largest maker of hydroponics and grow lights. You can find their products in hundreds of stores and catalogs across North America