

**Topic:** *Ford Point* – Ford Assembly Building

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## Orton Development Acquires Ford Point

Richmond, California, December 27, 2004 — BT Commercial Real Estate announced today the engagement by Orton Development, Inc. as its exclusive broker to lease its recently acquired waterfront facility, Ford Point, from the City of Richmond. This prime waterfront property is located at the foot of Harbour Way South on the Richmond South Shoreline. This facility, formerly known as the Ford Assembly Building, was designed by the renowned Albert Kahn in 1930 for the Ford Motor Company and is the only remaining example of Kahn's work on the west coast. It is a prime example of industrial architecture of the period and is a registered historic landmark, listed on the National Register of Historic Places since June 1988. Ford Point features a sawtooth roof design with large northern skylights, providing abundant, diffuse natural light and airy space. The unique profile and prominent exterior façade of brick and glass presents the landscape with a handsome building of period architecture with great retro-contemporary potential. The building sits on approximately 26.5 acres and consists of a 304,000 SF first story, a 161,000 SF second story, a 5,000 SF Boiler Room, and a 7,000 SF Oil House; combined floor area of approximately 477,000 SF. The Craneway, which lies over the San Francisco Bay adds an additional 40,000 SF with the possibility of marine access. Its acquisition by Orton Development ends 30 years of waiting for redevelopment of Ford Point.

### About Orton Development, Inc

Orton Development, Inc. (ODI), established in 1984, and incorporating wholly owned construction and environmental engineering companies, is nationally recognized as a leader for acquiring Fortune 1000-owned surplus industrial and office assets which have potential for re-tenanting or change of use. Their real estate experience spans nearly two decades and has included rehabilitation of over 45 projects currently totaling in excess of 7.75 million square feet. ODI has purchased properties from and leased to major institutions including the Department of the Navy, the State of California, General Motors Corp., DaimlerBenz, US Steel Realty, Lockheed Martin, Simmons Company, Del Monte Corporation, Dillard's Retail Corp., Hunt-Wesson, and American Standard. In particular, ODI has been very successful in redeveloping commercial properties with market placement, product positioning, and environmental difficulties. As such, their team coordinates the efforts of sellers, architects, city planners, community representatives, financiers, and brokerage organizations to return these properties to productive use. That success has resulted in the creation of exciting business environments which have secured long term credit tenants, job creation, and development of major economic activity benefiting local business communities. ODI also offers in house management, construction, and design services for corporate and individual tenants <http://.ortondevelopment.com>. According to the President of ODI, Eddie Orton, "We thank the City of Richmond and the Redevelopment Agency for giving us this opportunity. We have submitted plans to the building department and expect redevelopment to begin in April."

### About BT Commercial Real Estate

BT Commercial has offices in Burlingame, Monterey, Oakland, Palo Alto, San Francisco, San Jose, San Rafael, Santa Rosa, Salinas and Soquel, and is one of the largest full-service brokerage firms in Northern California. BT brokers sell, lease and consult for a range of clients including landlords, tenants, individuals and institutions. BT Commercial's retail division, Terranomics, has 20 retail brokers leasing over 11 million square feet of retail property in Northern California and exclusively represents over 90 retailers. In the Bay Area, BT Commercial is the exclusive affiliate of NAI, the largest real estate marketing organization in the world. Through NAI, BT offers its clients the services of more than 280 brokerage offices in more than 350 markets worldwide. For more information about BT Commercial, visit [www.btcommercial.com](http://www.btcommercial.com).