



News Release

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Partnership Formed to Develop Rickenbacker Global Logistics Park

*Columbus Regional Airport Authority, Capitol Square and Duke Realty
announce plans to develop 1,200-acre industrial park in Rickenbacker*

Plans call for 20 million square feet of industrial development

Columbus, Ohio, December 12, 2005 – The Columbus Regional Airport Authority (CRAA), Capitol Square, Ltd. (CSL), and Duke Realty Corporation announced today that they have formed a new partnership to develop 1,200 acres of prime industrial land in the Rickenbacker area. The new venture will be called Rickenbacker Global Logistics Park and will eventually include up to 20 million square feet of industrial development.

The master-planned, speculative and built-to-suit industrial park will be divided into campuses. It will be developed over 15 years and accommodate up to 30 buildings. Users will benefit from the park's prime location that will offer tenants access to three major transportation options – roads, rail and air. The park also offers Foreign Trade Zone status.

“The Airport Authority has invested tremendous effort into the Rickenbacker area and the partnership with Duke Realty and Capitol Square is an important component of making Rickenbacker International Airport self-sufficient,” said Elaine Roberts, President & CEO of the Columbus Regional Airport Authority. “We are delighted to

team with Duke Realty and Capitol Square and look forward to a long, productive relationship.”

Rickenbacker Global Logistics Park will be near the new Rickenbacker Intermodal Facility scheduled to open in 2007. It will provide efficient access and benefits to companies within the 13 existing industrial parks located just north of Rickenbacker, as well as businesses throughout Central Ohio.

“Rickenbacker offers an unparalleled opportunity to serve the logistics needs of local, national and international companies,” added Olin Jones, President of Capitol Square. “With a new intermodal yard located nearby, it will be easily accessible from Alum Creek Drive and can serve users who ship by road, rail and air.”

According to Don Hunter, Duke’s Executive Vice President, “Together, CRAA, Capitol Square and Duke, have a vision to create the premier intermodal industrial park in the Midwest. Plans calls for more than 20 million square feet of development resulting in thousands of potential new jobs and what will become a huge economic boost to Ohio. Rickenbacker Global Logistics Park will become a destination for national companies that distribute goods throughout the country.”

“All indications point to Rickenbacker Global Logistics Park becoming a major distribution site for goods being imported through east coast ports, such as Norfolk and Charleston, to points of destination,” continued Hunter. “This park will further establish Columbus as a major distribution hub in the United States.”

The partnership will provide at least 15 years of development opportunity and play upon the strengths of each partner.

“The Rickenbacker area is a focus for Ohio, with significant investment by the local, State, and Federal governments,” said Jim Clark, Duke’s Senior Vice President of Columbus Operations. “We all believe that Rickenbacker Global Logistics Park will enable us to out-position our competition by providing this outstanding location and state-of-the-art facilities.”

The partnership has begun its first speculative development of a new 572,000 square foot industrial facility. It is located on 31.6 acres, and offers 32’ foot clear height, 66 docks and 2 drive-in doors.

About Columbus Regional Airport Authority

The Columbus Regional Airport Authority is an independent, entity responsible for the operation of three Central Ohio airports: Port Columbus International Airport (CMH: focus on commercial air service), Rickenbacker International Airport (LCK: emphasis on air cargo), and Bolton Field (TZR: a corporate and general aviation airport).

About Capitol Square, Ltd.

Capitol Square, Ltd. is the real estate investment subsidiary of the Dispatch Printing Company. It invests in commercial, retail and residential developments throughout the United States and develops and operates large multifamily residential, suburban and downtown office and mixed-use retail and shopping center properties throughout Central Ohio.

About Duke Realty

In the greater Columbus area, Duke Realty Corporation employs 75 associates. Duke owns, manages or has under development nearly 9 million square feet of office and industrial properties.

Duke is the largest publicly traded office and industrial real estate company in the United States. The Company is a full-service commercial real estate company that owns, manages or has under development more than 112.5 million square feet of industrial, office and retail properties in 14 major U.S. cities. Duke, which controls 4,400 acres of land for 69 million square feet of future development, also provides nationwide real estate solutions through its national development division.

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