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**HFF closes sale of Carrier-leased industrial facility in Dallas, TX**

**DALLAS, TX** – The Dallas office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has closed the sale of 2000 Luna Road, an 184,317-square-foot industrial facility fully leased to Carrier Corporation in Dallas, Texas.

HFF managing director Jud Clements and director Robby Rieke marketed the property exclusively on behalf of the seller, Langford Property Company. Monmouth Real Estate Investment Corp. purchased the property free and clear of debt.

Completed in 2009, the property functions as Carrier Corporation’s regional distribution building in North Texas and is leased to Carrier for 10 years under a net lease structure. 2000 Luna Road is situated on 10 acres within the Valwood Industrial Park, near the intersection of President George Bush Turnpike, Interstate 35E and LBJ Freeway.

“Valwood is a favored location for HVAC companies like Carrier, primarily due to its central location and the transportation arteries that provide convenient access to all parts of the city,” said Clements.

Langford Property Company develops build-to-suit and speculative real estate investments primarily in Texas.

Monmouth Real Estate Investment Corporation (Nasdaq: MNRTA), which was organized in 1968, is a publicly-owned real estate investment trust specializing in net-leased industrial properties. The Company’s portfolio now consists of sixty-one industrial properties and one shopping center located in twenty-five states. In addition, the Company owns a portfolio of REIT securities.

HFF (NYSE: HF) operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales and commercial loan servicing. [www.hfflp.com](http://www.hfflp.com).

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