IRG
Industrial Realty Group, LLC

PRESS RELEASE
FOR IMMEDIATE RELEASE
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IRG Signs Long-Term Lease with Chick-fil-A at Titan Center in Pocatello

Area's first locally owned and operated Chick-fil-A coupled with planned retail center expand Titan Center redevelopment

Pocatello, ID – Industrial Realty Group, LLC (IRG), one of the country's largest owners of commercial and industrial properties, officially announced today that it has signed a long-term ground lease with Chick-fil-A for an outparcel at Titan Center in Pocatello, Idaho. The restaurant will be the Pocatello area's first standalone Chick-fil-A location, expanding dining options as IRG advances its 10-acre retail development along Quinn Road.

"We look forward to bringing our first locally owned and operated Chick-fil-A restaurant to the Pocatello community and serving guests at Titan Center," said Tyler Chester, Senior Real Estate Representative of Chick-fil-A Inc. We look forward to becoming part of the community by creating meaningful job opportunities for local residents and providing a welcoming place where guests can gather, connect and enjoy a delicious meal with family and friends."

The new restaurant is planned for a pad site on the south side of Quinn Road at the Hurley Drive intersection and the entrance to Titan Center. It will complement the existing Chick-fil-A inside Idaho State University's Student Union Building, which opened in September 2021.

"Bringing Chick-fil-A to Titan Center is an exciting step in our continued investment into the property and the city," said Justin Lichter, Chief Investment Officer of IRG. "Over the years, IRG has collaborated with the City of Pocatello and the Pocatello Development Authority to improve the property, attract new businesses, and develop plans that meet the community's needs. We see this as an opportunity to build on existing site activity and offer new retail and dining options to serve employees, nearby residents and the broader community."

IRG will be completing utility and roadway improvements to support Chick-fil-A and additional retailers. The developer is actively negotiating with several other prospects for the remaining retail sites.

"Titan Center's continued redevelopment shows what sustained investment and collaboration can accomplish for Pocatello," said Mark Dahlquist, Mayor of Pocatello. "The addition of Chick-fil-A and plans for more retail will bring new activity to this important corridor and give residents more options close to home. We appreciate IRG's continued commitment to this property and our community."

IRG acquired Titan Center in 2021 and has since invested significantly in improvements, including painting, landscaping, fire systems, electrical infrastructure, roof replacements and other repairs. Today, the property is home to 27 businesses supporting approximately 933 jobs on site.

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The 150-acre campus encompasses approximately 1.4 million square feet across 23 buildings at 669 Quinn Road. Once a Navy Ordnance Plant, Titan Center has been successfully repositioned to accommodate industrial, warehouse, storage, and retail users while building on its substantial infrastructure and longstanding role in Pocatello's economy.

For more information about Titan Center, visit www.titan-center.com.

About IRG

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development, and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.

Learn more at www.industrialrealtygroup.com.

About Chick-fil-A, Inc.

Chick-fil-A, Inc. is the third largest quick-service restaurant company in the United States, known for its freshly-prepared food, signature hospitality and unique franchise model. More than 200,000 Team Members are employed by local Owner-Operators in more than 3,000 restaurants across the United States, Canada, Puerto Rico, the UK and Singapore.

Chick-fil-A local Owner-Operators live and work in the communities their restaurants serve, each supporting local efforts and making a positive impact. Chick-fil-A gives back through programs including Shared Table, True Inspiration Awards and Scholarships. The family-owned and privately held company got its start in 1946, founded by S. Truett Cathy. More information on Chick-fil-A is available at www.chick-fil-a.com and Chick-fil-A Press Room.

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