

BUILDING 4



LINCOLN BROWN ILLUSTRATION



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LAND FOR SALE
OR BUILD-TO-SUIT



AGGRESSIVE TAX
ABATEMENT IN PLACE



SUPERIOR
LABOR POOL



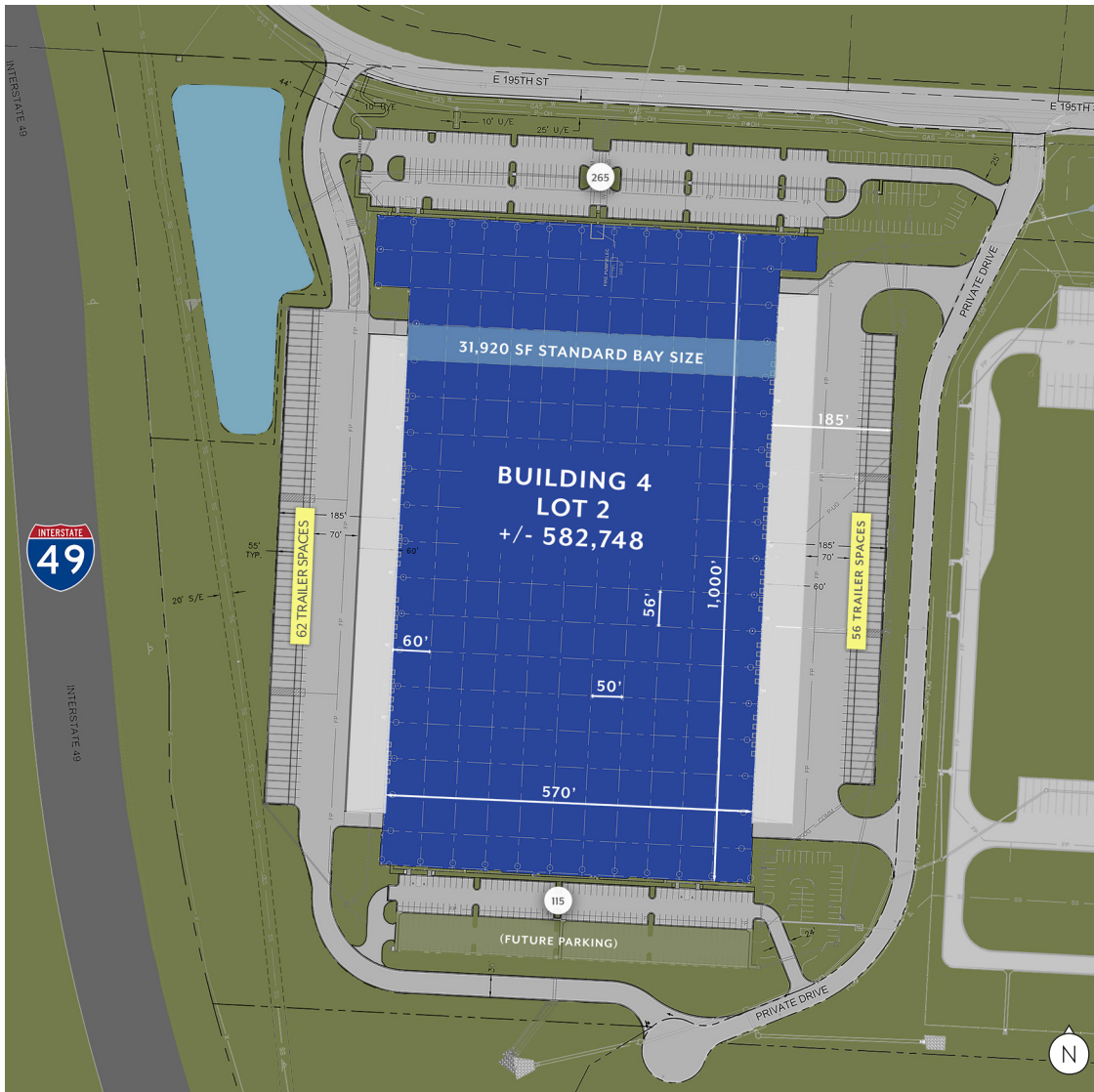
EXCEPTIONAL
HIGHWAY ACCESS



NO
EARNINGS TAX



SUPERIOR
BUILDING DESIGN



Total Building:	±582,748 SF
Available:	±582,748 SF
Dock-High Loading:	57 (9'x10' doors - expandable to 93)
Drive-in Doors:	4 (14'x16' doors)
Access:	Located 1.25 miles south of the I-49 & North Cass Parkway interchange
Floor Slab:	7"
Dock Door Spacing:	14' on center
Clear Height:	40'
Roof:	R-20, 60 mil thermoplastic polyolefin (TPO) roof system
Office:	±1,000 SF speculative office
Lighting:	LED lighting at 30 FC Average
Fire Sprinkler:	ESFR
Electrical Service:	4000A, 480Y/277V, 3-phase service (expandable)
Column Spacing:	50'x56' typical / 60' speedbay
Auto Parking:	380 (Expandable to 609)
Trailer Parking:	118
Truck Court:	130'
Zoning:	PUD (flexible industrial zoning)
Utilities:	Power: Every / Gas: Spire / Water: Rural Water #10 / Fiber: AT&T & Spectrum
Insurance:	\$0.33
CAM:	\$0.41
Taxes:	\$0.03 (YR 1)
Sustainability:	Pursuing LEED Certification

MASTER SITE PLAN

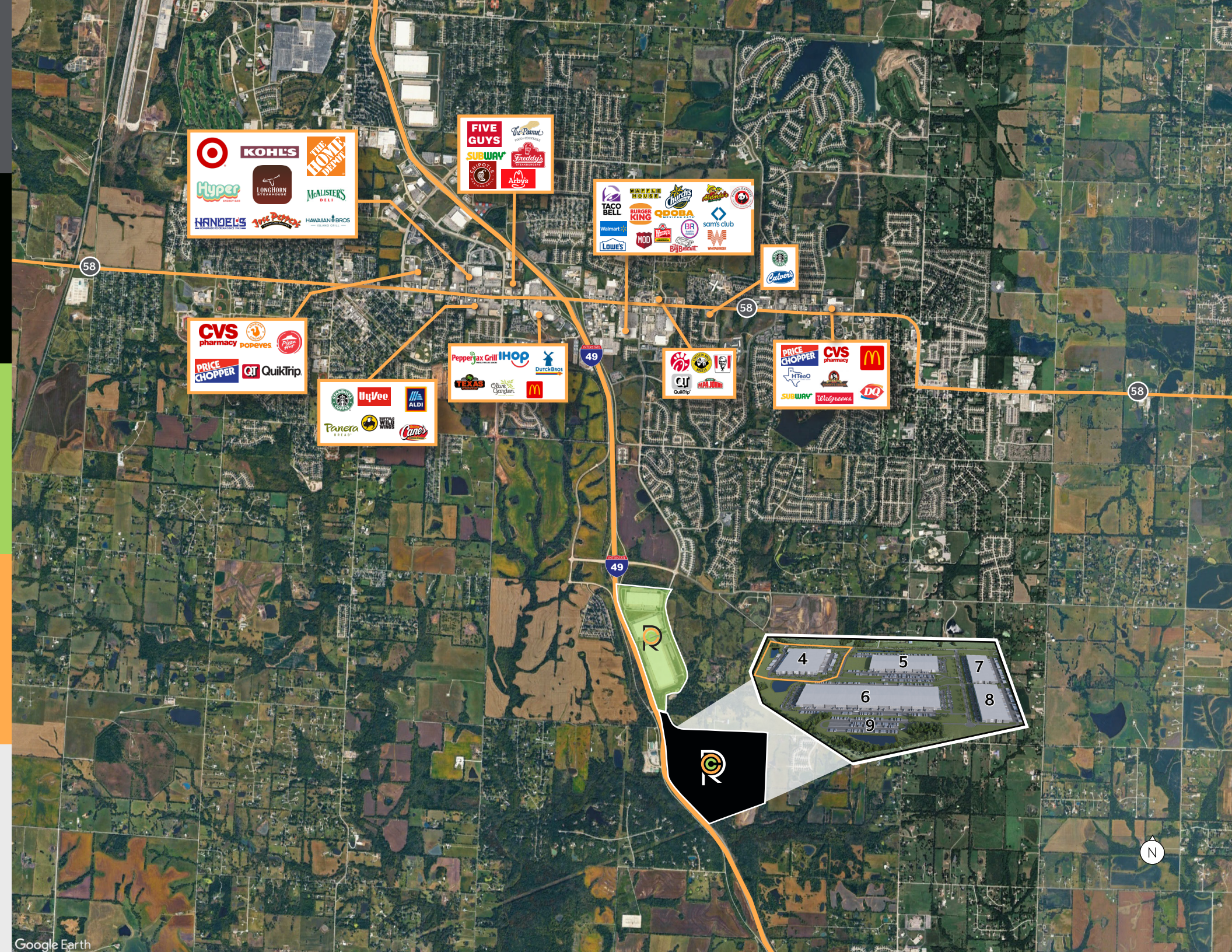


BUILDINGS 1-3: ±130 ACRES

BUILDING #	BUILDING SIZE (STATUS)
1	±564,970 SF (Completed; Sold)
2	±498,599 SF (Completed; Fully Leased)
3	±1,024,290 SF (Completed; Sold)
Total	±2,087,859 SF

BUILDINGS 4-8: ±217 ACRES (USEABLE)

BUILDING #	BUILDING SIZE (STATUS)	BUILDING #	BUILDING SIZE (STATUS)
4	±582,748 SF (U/C; Avail 8/2026)	7	±315,000 SF (Future)
5	±555,871 SF (Completed; Leased)	8	±315,000 SF (Future)
6	±1,066,400 SF (Future)	9	±22.50 Acres (Future)
Total	±2,205,019 SF		±2,829,771 SF



Target
Kohl's
The Home Depot
Hyper
Longhorn
Meadler's Deli
Hawaiian Bros
Hawaiian Bros

Five Guys
The Panini Company
Subway
Freddy's
Arby's

Taco Bell
Burger King
Qdoba
Somo's Club
Walmart
Lowe's
MOD
BR
Somo's Club

Starbucks
Calumet

CVS pharmacy
Popeyes
Price Chopper
QT
QuikTrip

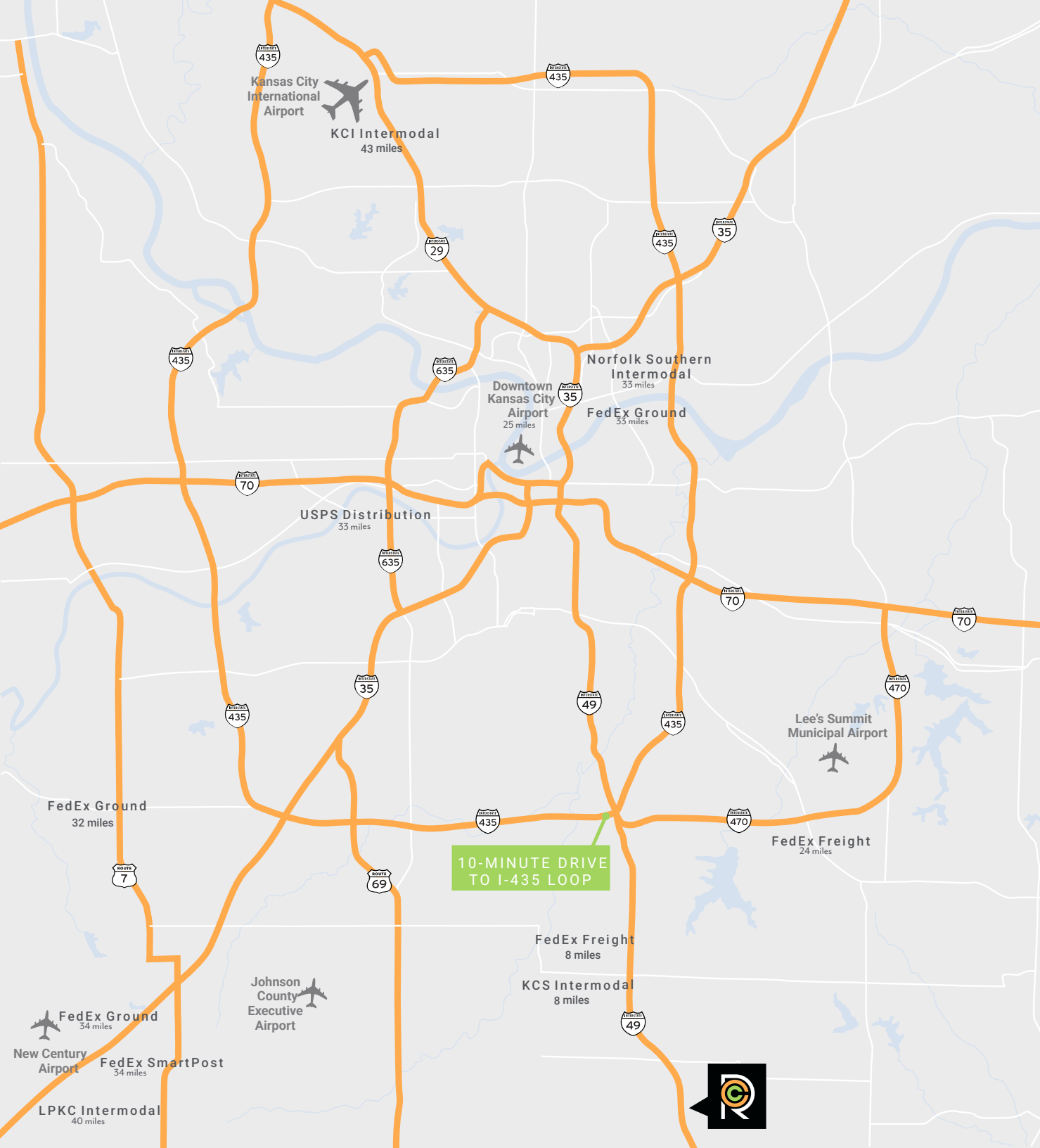
Starbucks
Huy Vee
Aldi
Panera
Wendy's
Cane's

Pepperjax Grill
IHOP
Dutch Bros
Tostitos
Olive Garden
McDonald's

QT
QuikTrip
Papa John's

Price Chopper
CVS pharmacy
McDonald's
Subway
Wendy's
DQ





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A DEVELOPMENT OF

