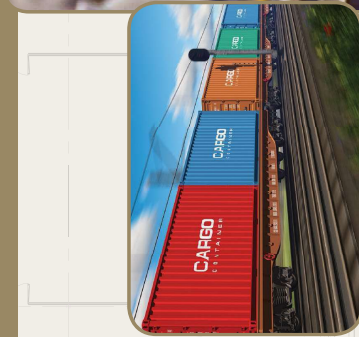




Located next to the only
Soft Landing Food Innovation Center
in the United States
Reaching over 50 million people in a days drive!



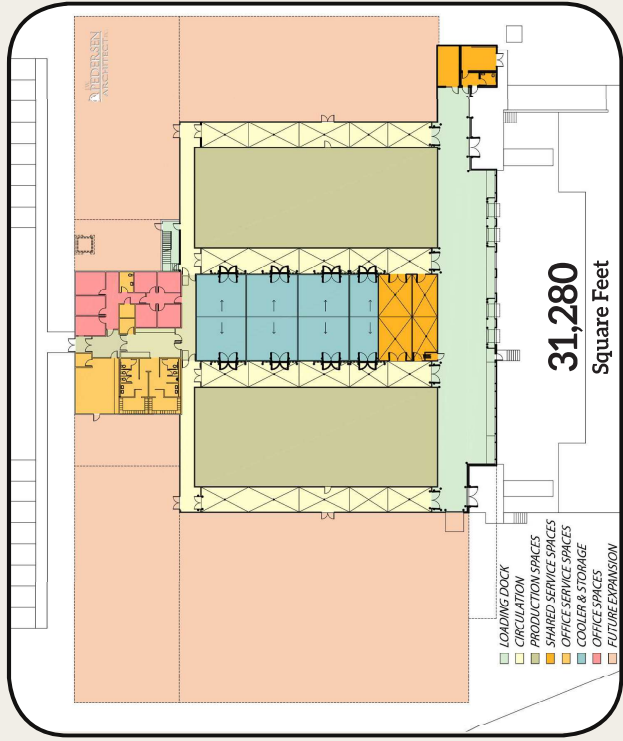
STRATEGICALLY POSITIONED FOR BUSINESS



OUTSTANDING WORKFORCE INITIATIVES



GREAT QUALITY OF LIFE



TENANT FOOD PRODUCTION SPACES

- a. (2) Two at 5,520 square feet each, 11,040 sf total.
- b. Subdivisible to 1,380 sf tenant spaces and up.
- c. 40 feet deep x 115 feet long
- d. 14 feet tall. (height can be increased in areas or in whole to 20 feet)
- e. Ability to be configured for hot, dry, wet, clean (HEPA) and/or cold process spaces.
- f. Able to be configured and fit out to meet the tenant's requirements.
- g. Column free.
- h. Features:
 - i. Insulated panel walls and ceiling
 - ii. Sloped slab on grade floor with drainage and sanitary floor finish (resinous, sealed and/or hardened) as required.
 - iii. Multiple access points possible from 2 separate circulation networks. (12 feet wide)
 - iv. Ability to utilize expansion space possible
 - v. Utilities - All available.
 - vi. Capability for tenant specific or building shared systems for steam, hot water, compressed air.
 - vii. Landlord preference for tenant specific systems (Landlord preference for above ceiling, for serviceable, modifiable and sanitary utility runs and feeds.

STORAGE - Shared or Tenant Specific Dry, Refrigerated or Frozen rooms

- a. (3) Three open or subdivisible "boxes" of 1,000 square feet each - total 3,000 sf
- b. 40 feet long x 25 feet wide x 26 feet high.
- c. 21 floor rack positions per box x 4 high x 3 boxes = 252 pallet positions.

LOADING DOCK

- a. 26 feet deep.
- b. 4,800 sf total area.
- c. Up to 11 dock door positions. Expandable to 15 dock positions.
- d. Grade level access at ends.
- e. Ability to create private dock spaces for individual tenant(s).
- f. Heated and ventilated. Possible ability to create refrigerated dock area(s).
- g. Vertical lift hydraulic dock levelers.
- h. Dock doors - insulated, motorized, dock seals, truck locks, dock lights.
- i. Truck driver rest area.

SHARED SERVICE SUPPORT SPACES

- a. (1) common blast freezer, 560 sf
 - i. 14 feet x 30 feet x 14 foot clear height.
- b. Cleaning Rooms (2) spaces, total square footage 1,160 square feet
 - i. Equipped with ware washer, three bowl sinks, rack washing basin.
- c. 2,000 square feet
- d. Controlled Employee Entry
- e. Shared Locker Rooms
- f. Passive and active sanitary, controlled access to building with dedicated circulation, linen storage, hand washing, floor washing, etc.
- g. Shared break facilities

SHARED OFFICE SPACES

- a. 1,300 square feet
- b. USDA office
- c. Shared meeting room
- d. Private rentable office spaces

SITE

- Staff Parking - spaces for up to 104 cars
- Truck service court (expandable)
 - a. 11 dock positions
 - b. 12 trailer storage positions
 - c. Concrete landing pad
 - d. Grade level access to building/dock area