



NEW TO THE MARKET

Woodend Industrial Park > Building 2

9601 WOODEND ROAD, EDWARDSVILLE, KANSAS

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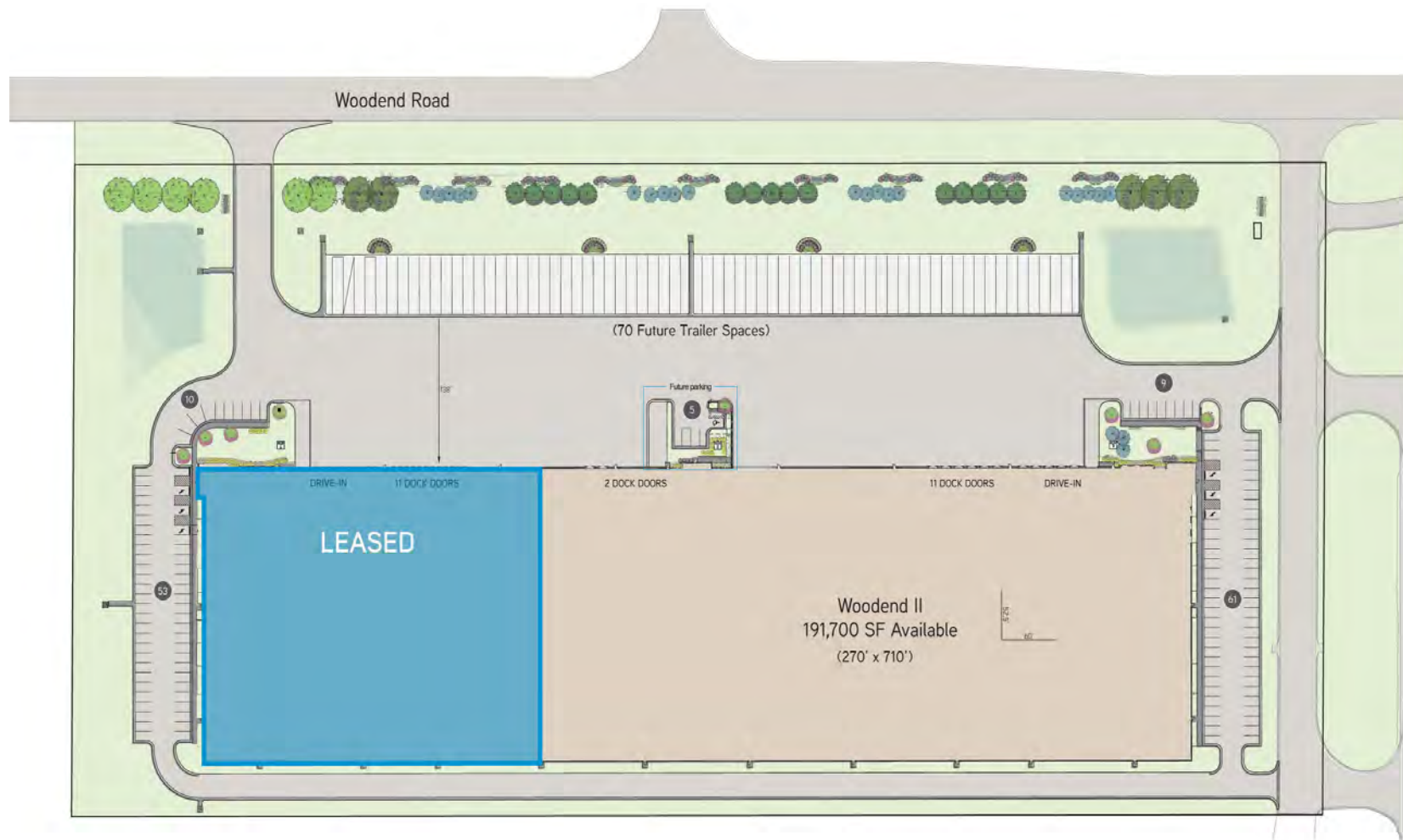


Total Building SF:	270,000± SF
Available SF:	191,700± SF
Site Size:	17 acres
Building Dimensions:	270' x 1,000'
Lease Rate:	\$4.60 - \$4.75 PSF, net
Estimated Operating Expenses:	Taxes: \$0.66 PSF Insurance: \$0.10 PSF CAM: \$0.25 PSF
Clear Height:	32' - 34'
Column Spacing:	52'6" x 60' (speed bays 60' x 60')
Lighting:	T5 lighting
Sprinkler Specification:	ESFR
Loading Doors:	13 dock-high (9' x 10'), (for vacancy) 1 drive-in (12' x 14'), (for vacancy)
Truck Court:	138'
Door Knockouts:	Additional 21 dock doors & 1 drive-in door available, (for vacancy)
Dock Equipment:	6 docks with pit levelers - 40,000 lbs., (for vacancy)
Dock Seals:	Included in base building
Dock Bumper:	Included in base building
Roof Specification:	TPO - 45 mil / R 20 rating
Floor Thickness:	7" reinforced concrete (dowel baskets at control joints, diamond dowel plates at construction joints) (350 PSF / forklift loading 17,000 lbs / rack loading 6,500 lbs per post)

Warehouse Heating:	Positive pressure direct gas-fired make-up air handling units minimum 60° @ 0° - outside
Electrical:	800 amps expandable (480/277 3-phase, 4-wire 60 cycles)
Utilities:	Electric: Westar Energy Water: BPU Gas: Atmos Energy Sewer: City of Edwardsville
Auto Parking:	72 stalls, (for vacancy)
Trailer Parking:	55 future trailer stalls, (for vacancy)
Floor Sealer:	Ashford Formula
Walls:	Insulated concrete sandwich panel. R-14 rating
R.E. Tax Abatement:	60% for ten (10) years
Zoning:	I-1
Access:	Excellent access to I-435 and I-70 via Woodend Road
Paving & Surfacing:	Auto Parking: 4.5" asphalt supported by 6" crushed stone, 4.5" base course, 1.5" surface course Truck Court: Concrete section - 8" concrete supported by 6" crushed stone Asphalt section - 6" asphalt supported by 8" crushed stone, 4.5" base course, 1.5" surface course
Ownership:	Woodend Industrial II, LLC - a VanTrust Real Estate Development

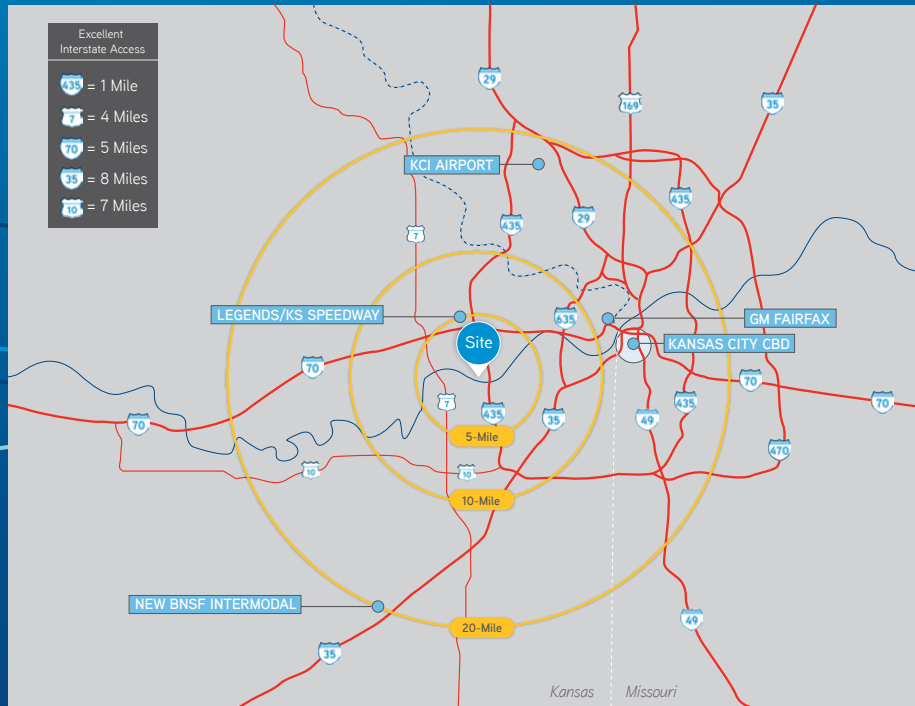
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SITE PLAN



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