

Midwest Commerce Center Gardner, Kansas

Midwest Commerce Center is a 155-acre premier business park that represents a \$160,000,000 investment in the Gardner community. The park has been master planned to include five buildings that will include over 2.5 million square feet of premier distribution space.

The project has been designed to provide premier state-of-the-art distribution facilities. All buildings within the park will be first class institutional grade facilities. Extensive landscaping and park amenities throughout the project set this development apart from any in the region.

The park is located just one-half mile from Interstate-35, allowing for superior highway access. Additionally, Midwest Commerce Center has direct access to Old U.S. 56 Highway. Midwest Commerce Center is located adjacent to the New Century Air Center, an industrial airport encompassing over 1,000 acres that provides both private air services and air cargo services. The air center is also home to numerous business involved in manufacturing, assembly, R&D and distribution.

Midwest Commerce Center is located just 3.5 miles from the BNSF Logistics Park, which is a new intermodal facility. The new BNSF project includes more than 350 acres for the BNSF intermodal facility. This facility will serve the west coast and handle a large volume of both container and standard rail traffic.

Midwest Commerce Center provides a superior location, excellent highway access, and close proximity to the new BNSF Logistics Park, all in a premier business park development. The area offers an extensive work force of both skilled and non-skilled labor. Additionally, there are no earnings or inventory tax assessed by the City of Gardner, Kansas. The Midwest Commerce Center has it all.

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MIDWEST COMMERCE CENTER

Midwest Commerce Center General Information

Location:	Gardner, KS
Zoning:	M-1 (Industrial)
Land Area:	155 Acres
Master Plan:	2,544,050
Existing Building:	
Building 1	1,107,000 sq. feet
Planned Buildings:	
Building 2	449,550 sq. feet
Building 3	494,000 sq. feet
Building 4	413,500 sq. feet
Building 5	80,000 sq. feet
Gas Provider:	Atmos Gas
Electric Provider:	Gardner Electric
Sewer:	Johnson County Waste Water
Water:	Rural Water District #7
Public Safety:	City of Gardner Police Department
Fire Safety:	City of Gardner Fire Department

We are providing space within Midwest Commerce Center on both a build-to-suit and a speculative basis.

Incentives -

There are economic incentives at Midwest Commerce Center for Tenants to take advantage of which include:

Real Estate Tax Abatement -

There is a definitive agreement with the City of Gardner providing for a 10-year, 50% abatement of the real estate taxes a full completion of a building within the park.

Job Training Credits -

Working with local and state economic development representatives to obtain job-training credits.

Sales Tax Exemption -

For approved projects within the park, exemption of State and Local sales taxes on certain building materials and purchases of certain capital equipment are provided for projects at Midwest Commerce Center.

Foreign Trade Zone -

The entire 155 acres of Midwest Commerce Center is designated as a Foreign Trade Zone. Companies who located within the park and wish to utilize Foreign Trade Zone space can activate zone space for the area encompassing their facility and utilize all of the benefits and incentives which the Foreign Trade Zone provides.

Project Overview (cont.)

Building Three at the Midwest Commerce Center

Building Three is a 494,000 square foot, state-of-the-art distributions facility. The building will be fully masonry and provide for cross dock loading. There will be significant dock loading and a dedicated trailer park.

The building specifications are as follows:

Building size:	494,000 square feet
Dimensions:	520' x 950'
Construction:	Steel interior frame with concrete exterior panels (tilt walls)
Roof:	Standing seam insulated metal
Ceiling Height:	32' - 36'
Fire Sprinkler:	ESFR system
Column Spacing:	50' x 50'
Electrical:	480V/3 Phase/2000 AMP
Lighting:	High-bay fluorescent
Parking lot:	Asphalt with concrete apron
Dock Hi loading:	64 dock doors (expandable)
Drive In Loading:	2 grade level doors
Trailer parking:	Space dedicated for trailer parking



Upon completion, Building Three will be a 494,000 square foot state-of-the-art facility.

The Midwest Commerce Center is a joint development project of USAA Real Estate Co. and LS Commercial Real Estate.

USAA Real Estate Co.

With approximately \$5 billion in assets under management USAA Real Estate Company provides acquisitions, build-to-suit and development services for corporate and institutional investors. Specializing in office, medical office, industrial, public sector, retail, land and hotel properties, the company offers outstanding opportunities to invest, sell or lease commercial properties in major national markets. Build-to-suit clients include Igloo Products Corp., Kraft Foods, Federal Express, AT&T and IBM.



With a commitment to excellence in service, the company delivers real estate and business solutions in a manner that reflects the values of the parent company, USAA, a worldwide insurance and financial services organization.

- Manages and supplies leasing services to an aggregate portfolio exceeding 65 million square feet of commercial real estate nationwide.
- The company's portfolio returns compare favorably to the National Council of Real Estate investment Fiduciaries (NCREIF) indexes.

LS Commercial Real Estate

LS Commercial Real Estate is a full service commercial real estate brokerage, management and development company based in Overland Park, Kansas. The firm was founded in 1990, and provides professional real estate services to a wide range of international, national, regional and local companies.



LS COMMERCIAL REAL ESTATE
BROKERAGE • DEVELOPMENT • MANAGEMENT

In addition to being a premier commercial real estate brokerage company, LS Commercial is a leading developer of retail and industrial properties located throughout the Midwest. LS Commercial has developed in excess of 5,500,000 square feet of premier retail and industrial properties.

Our highly experienced, long-term staff is committed to providing superior professional real estate services to our clients and producing premier developments.

Some of our notable clients include Woodmen of the World Life Insurance Society, AGCO Corporation, Michelin Tire, Hallmark Cards, Gilmour Group (A Bosch Tool Company), Variform Corporation, Kansas City Star (McClatchy Corp.), Farmland Foods and The Coleman Company.

Active development projects include Carefree Industrial Park, Manchester Business Center, Gladstone Commons, Blue Hills Commons, Greenwood Business Center, Switzer Commons, Blue Valley Commons, Kansas Avenue Business Center and Midwest Commerce Center.

- Our managed portfolio of retail and industrial properties exceeds 9,000,000 sq. ft.
- Our managed portfolio value exceeds \$200,000,000.00.
- Currently we have active projects located throughout Kansas, Missouri and Iowa.

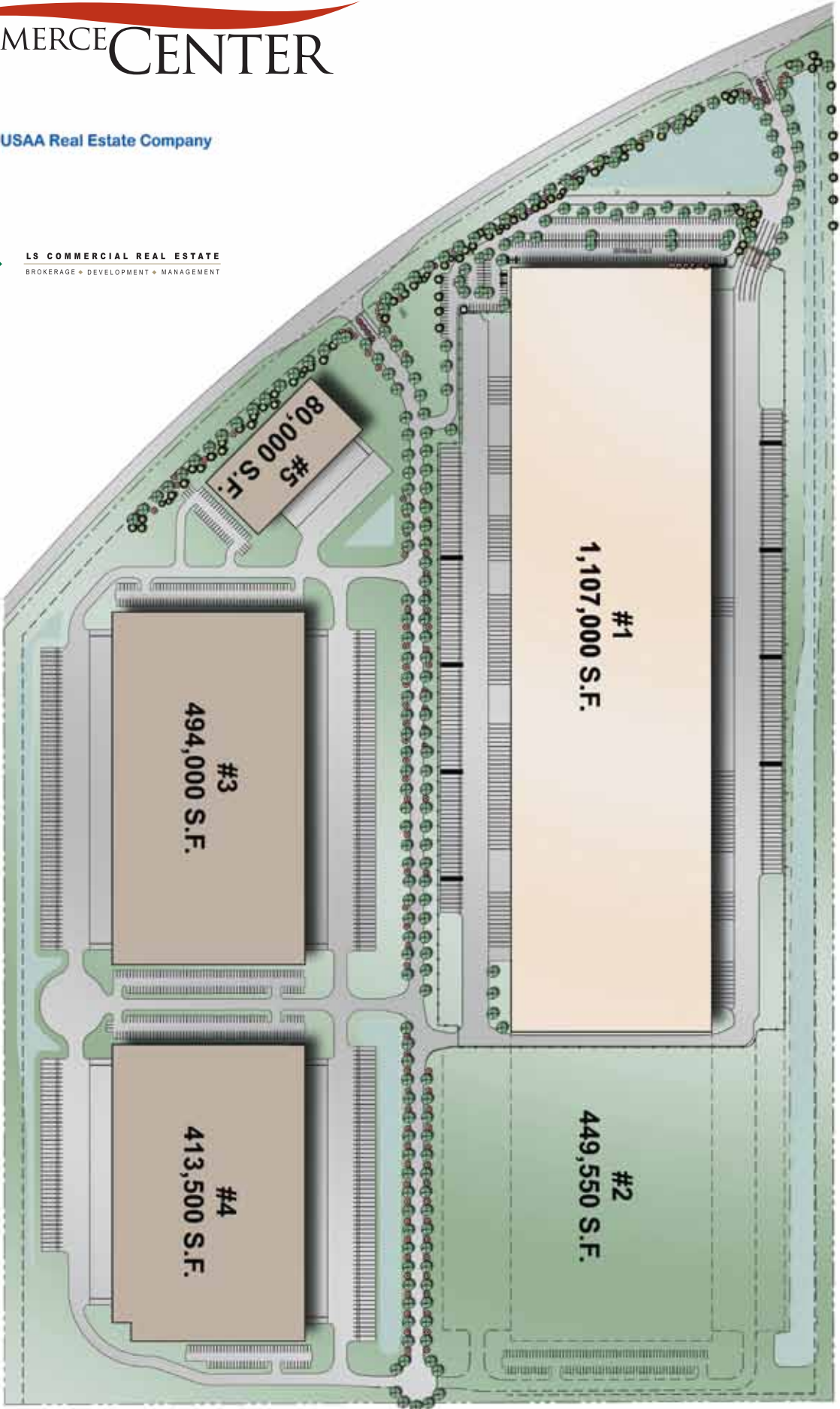
MIDWEST COMMERCE CENTER



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Architectural Site Plan

MIDWEST
COMMERCE CENTER

A1 SITE PLAN

