



FOR LEASE

Woodend Industrial Park > Building 2

9601 WOODEND ROAD, EDWARDSVILLE, KANSAS

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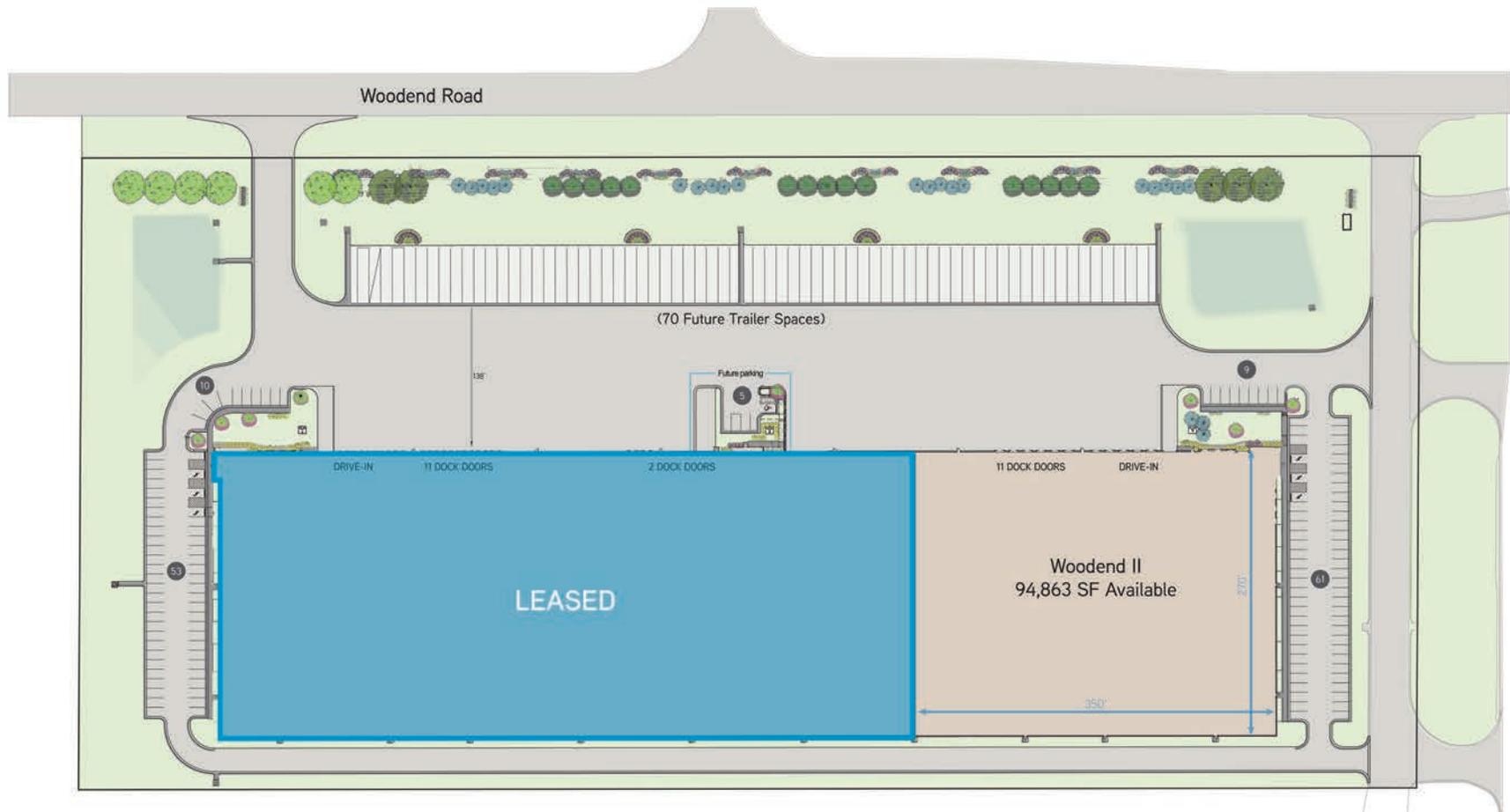
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|-------------------------------|---|
| Total Building SF: | 270,869 SF |
| Available SF: | 94,863 SF |
| Office Area: | Build-to-suit |
| Site Size: | 17 acres |
| Building Dimensions: | 270' x 1,000' |
| Lease Rate: | \$4.50 PSF, net |
| Estimated Operating Expenses: | Taxes: \$0.67 PSF Insurance: \$0.10 PSF CAM: \$0.40 PSF |
| Clear Height: | 32' - 34' |
| Column Spacing: | 52'6" x 60' (speed bays 60' x 60') |
| Lighting: | T5 lighting |
| Sprinkler Specification: | ESFR |
| Loading Doors: | 11 dock-high (9' x 10'), (for vacancy) 1 drive-in (12' x 14'), (for vacancy) |
| Truck Court: | 138' |
| Dock Door Knockouts: | 5 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 lbs 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: | 73 stalls (for vacancy) |
| Trailer Parking: | 70 future trailer stalls |
| Floor Sealer: | Ashford Formula |
| Walls: | Insulated concrete sandwich panel, R-14 rating |
| R.E. Tax Abatement: | 60% for ten (10) years (fixed PILOT) |
| 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 |

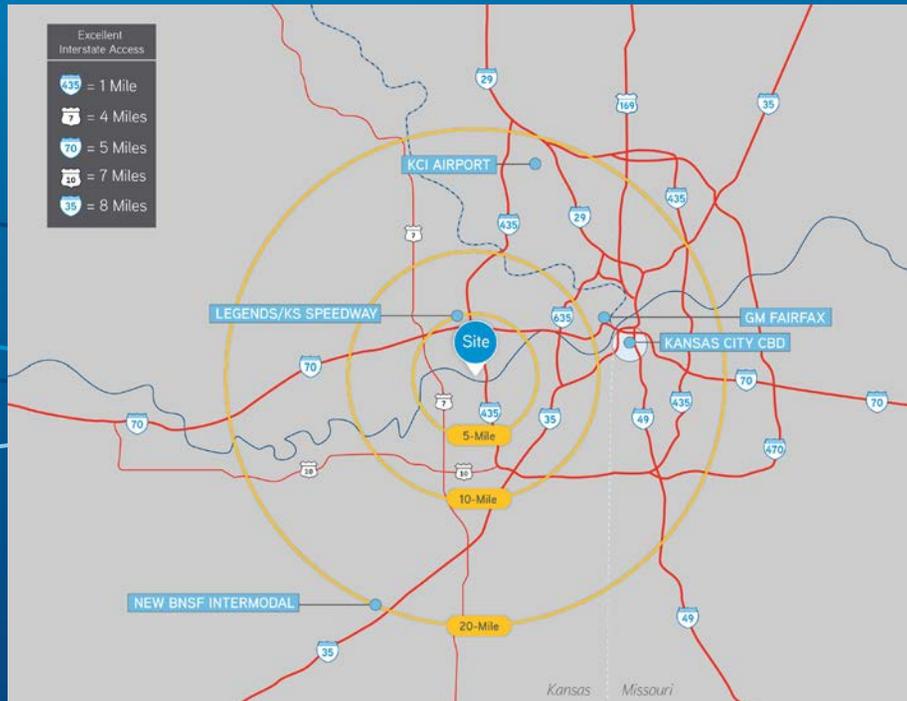
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SITE PLAN



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