



**Freelander  
Industrial**  
Marshfield Missouri

Michael Freelander  
[mike@indica2.com](mailto:mike@indica2.com)  
[www.freelanderindustrial.com](http://www.freelanderindustrial.com)  
(417) 861 4573

# Marshfield: Cost effective and Centralized

Central to common carrier routes and Rail alike, the Marshfield area offers an array of freight routes to and from most major centers and hubs.

Low utility costs. (ie. Electricity, Gas and Water)

Low local tax.

State tax incentives.

A dedicated workforce with a vast network of support industry.



Frelander Industrial, situated in the industrial park of Marshfield Missouri, identified as the ideal heavy manufacturing and distribution property.



Over 180,000 square feet of prime industrial real estate. This structure was originally built for the purpose of manufacturing steel fabricated products and has over 12 inch reinforced concrete floors.

A private rail spur is accessible directly off a major rail line that runs through the property adjacent to the building. Significant loading bays and platforms allow for quick loading and deliveries of all shipments.

The building is separated by 3 distinct firewalls, allowing for isolated operations related to manufacturing and warehousing.

# BUILDING I

42,480 sq ft.

Building I = 28,800 sq. ft  
Building IA = 13,680 sq. ft  
Building I Description:

Type of Building: Class S Manufacturing  
Overall Dimensions: Width 120 ft. x Length 240 ft.  
Foundation: Reinforced Concrete  
Frame: Steel truss with center support columns.  
Bay Spacing: 30' x 40'  
Floor Structure: Concrete on grade on engineered fill to dock height with 12" reinforced concrete floors.  
Roof Structure: Gable steel truss.  
Roof Cover: Per engineered metal panel with 4 rows of fiberglass panel skylights. There are 10 panels in each row.  
Interior Finish: Walls and ceiling are insulated with the frame exposed.  
Electrical: The wiring is in rigid conduit with new ceiling mounted 8' fluorescent type shop fixtures. The main box is a Square D with 3 phase 230 volt 400 amp service.

Plumbing: There are 2 five piece employee restrooms located in Building No. 1 near the office area. Each restroom has a 6 spigot industrial basin.

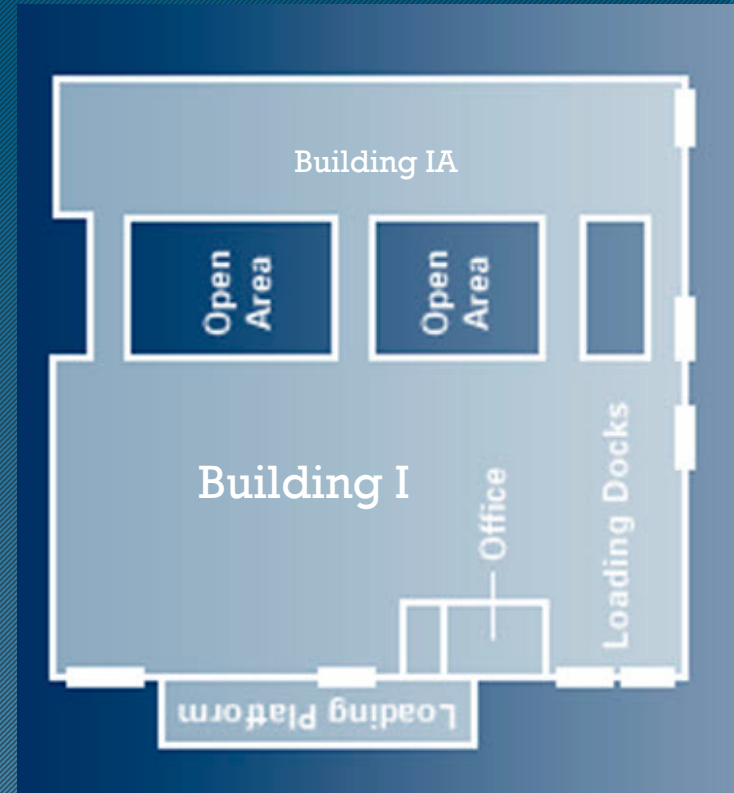
Doors: There are two 14' x 10' dock height doors and a 12' x 16' metal door at the northwest corner.

Heat and Air Conditioning: The suspended gas heating units were replaced in 1998, on the east wall there are three 8" circulation fans.

Office: A 23' x 38' shipping office is located immediately north of the interior truck dock. The office is of light frame construction with concrete floors, paneled walls and ceilings and electric baseboard heat. It is divided into 4 individual offices plus a two piece restroom.

## Building IA Description:

Type of Building: Class S Manufacturing  
Building Area: 13,680 sq. ft.  
Overall Dimensions: 50' x 240' plus three 14' x 40' halls extending to Building 1.  
Frame: Rigid steel truss.  
Foundation: Reinforced concrete.  
Exterior Walls: Pre-engineered metal.  
Floor Structure: Concrete on grade on engineered fill to dock height with 12" reinforced concrete floors.  
Roof Structure: Gable steel truss with insulated pre-engineered sandwich panels.  
Interior Finish: Walls and ceiling are insulated with the frame exposed.  
Electrical: Electrical service is 120/208 volt; 225 amp service 3 phase in rigid conduit.  
Plumbing: Building 2 has two large industrial restrooms which have access into the Building 2. The restroom is below the mezzanine storage area.  
Doors: There is one exterior entry door to Building 1A is provided by three 14' x 40' hallways. Access to Building 2 is provided by an 8' x 12' overhead metal door.  
Heating and Air Conditioning: 3 suspended space heaters. There is a 48" circulation vent fan at the north wall.



## BUILDING 2

Type of Building: Class S Manufacturing

Building Area: 64,800 sq. ft.

Overall Dimensions: Width 270 ft. x Length 240 ft.

Frame: Structural steel columns and girders with horizontal bar joist.

Foundation: Reinforced Concrete

Bay Spacing: 30' x 40'

Exterior Walls: 12" Reinforced Concrete block.

Floor Structure: Concrete on grade on engineered fill to dock height with 6" reinforced concrete floors.

Roof Structure: Flat roof with steel bar joist and metal roof deck.

Roof Cover: New single ply with bulge type skylights.

Interior Finish: Walls are newly painted concrete and the ceiling is painted as well.

Interior Finish: Walls and ceiling are insulated with the frame exposed.

Electrical: 3 phase 400 amp service. The manufacturing area has a buzz duct loop system with 4,000 amp service.

Plumbing: There is a 2 piece restroom located north of dock bay 7/8.

Heat and Air Conditioning: Heat is provided by suspended gas fired space heaters. On the east wall, there are 3 large exhaust fans approximately 60" in diameter and six 30" wall mounted ventilation fans throughout the building.

Mezzanine Storage: There is a 25' x 30' mezzanine storage area over the employee restrooms.

Miscellaneous: A 2,000 pound capacity industrial scale is located south of the box storage area. There is a 2 piece restroom located near the truck dock. Along the entire south wall is a 250' dual crane way with an overhead traveling arm and 3 ton change hoist.



# BUILDING 3

Type of Building: Class S Manufacturing

Building Area: 72,900 sq. ft.

Overall Dimensions: Width: 270 ft. Length: 270 ft.

Frame: Structural steel columns with 30' x 30' bays

Foundation: Reinforced concrete

Exterior Walls: 12" Reinforced concrete block

Floor Structure: Concrete on grade on engineered fill to dock height with 12" reinforced concrete floors.

Roof Structure: Flat roof with steel bar joist frame and rigid insulation board deck

Roof Cover: Newly installed single ply system with bubble type skylights

Interior Finish: Walls are newly painted concrete block and the ceiling is painted as well

Electrical: Rigid conduit with 8' dual fluorescent shop fixtures mounted on the ceiling support I beams

Plumbing: There are 2 restrooms located at the northwest corner and adjacent to the office area. The men's restroom has a 6 spigot industrial basin, 2 urinals and 4 toilets. There is a 3 piece women's restroom. There is a 2 piece restroom located near the main truck docks.

Heat and Air Conditioning: Suspended gas space heaters. On the east wall is 2 large ventilation fans. The space heaters were replaced in 1998.

Finished Office: The office area is located near the northwest corner of Building 3. It was added in 1993. The finished office area has a vinyl tile floor cover, painted drywall walls and a suspended tile ceiling. Heat and air-conditioning is provided by a forced air package system.

Miscellaneous: The dock bays are equipped with a 8' x 10' metal overhead door equipped with electric motors. Building 3 is equipped with a 5,000 pound capacity industrial scale. Along the south wall is a double rail Gantry crane with a traveling arm and a 5 ton capacity chain hoist. It has a 25' x 120' dock along the west side and 25' x 145' loading dock on the south side. There is a concrete loading ramp which extends to the dock on the south side.



# BUILDING PHOTOS



BUILDING I



BUILDING II



BUILDING III





## WEBSTER ELECTRIC COOPERATIVE

Webster Electric Cooperative is a locally owned and governed not-for-profit cooperative based in Marshfield, Missouri. We serve over 15,000 member-owners in our seven county service territory. Webster Electric is committed to meeting the highest standards of customer satisfaction, and providing our members accountability, integrity, innovation and commitment to community. Our focus is local, but as a Touchstone Energy cooperative, we have the national size and scope to meet the needs of any customer. Webster has a 20 MVA substation equipped with supervisory control and monitoring located within a quarter mile of Frelander Industrial. We buy all of our wholesale power from Sho-Me Power also located here in Marshfield.

Demand: \$6.38 per kWd

Energy: \$.04653 per kWh

Additionally as members of the cooperative, your company is entitled to Capital Credits. Patronage capital is the amount of revenue received in excess of the cost of supplying electric service. As the cooperative is a not-for-profit organization, each year that excess capital is allocated back to members based upon their electric usage. Every year you've been a member of the cooperative, money has been allocated in your name, for payment that year or at a later date, depending on the co-op's current cash flow.

If you have any questions or would like any more information please feel free to contact Bobbi Ragsdale at Webster Electric Cooperative (417) 859-2216.

# How your electric co-op works



Board of Directors

## Co-op Members

- Anyone who buys electricity from an electric cooperative is a member; all members share ownership of the utility and have a voice in its operation.
- Each member has one vote in the election of the co-op's board of directors and in any other decisions brought up at the co-op's annual meeting.
- Directors of the co-op are consumers of the utility who generally serve without pay, except for a per diem and expenses to cover their out-of-pocket costs in serving the cooperative. The board of directors hires a manager to take charge of operating the co-op for the benefit of its members.
- The manager hires the employees who make up the co-op's staff.



Farms



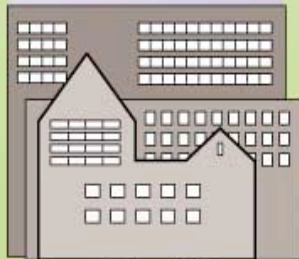
Homes



Schools



Small Businesses



Large Industrial User

## The Community

- Co-op officials work to improve the quality of life of the rural communities they serve. Many co-op employees also volunteer for community activities.
- Electric cooperatives pay property and sales taxes, just like other businesses.
- Electric co-ops promote economic development in the community.



## The Co-op

- Because the co-op is owned by the consumers who buy its electricity, it is responsive to their needs and to the needs of their community.
- Your co-op is organized as a not-for-profit utility. It does not sell stock and is not under pressure to earn profits for out-of-state stockholders.
- If a co-op collects more money than it needs to operate, it reinvests that money into the system—keeping its need to borrow high-interest capital to a minimum. Eventually, those margins are refunded—in the form of capital credits or patronage dividends—to the people who paid for the electricity in the year the margin occurred.
- Each year, the co-op holds a membership meeting at which consumers may vote for members of the board of directors.

## Electricity Generation

- The principle task of the electric cooperative is to supply its members with safe, reliable power at reasonable rates.
- Co-ops distribute the electricity they buy from larger, power-supply cooperatives. Power-supply cooperatives often are referred to as generation and transmission cooperatives (G&Ts).
- There are two parts to power supply: *generating*—or contracting for bulk supplies of—electricity at wholesale prices and *transmitting* it to the co-ops for distribution to the co-ops' members. Electricity is produced by the spinning of a generator; most generators are driven by steam (at fossil fuel or nuclear power plants) or falling water (at hydroelectric plants).
- The co-op delivers reliable power to homes, schools, farms, small businesses, industries, government buildings and other locations within the boundaries of its service territory.



Power Plant



SMNG is a regulated local distribution company (LDC) that purchases natural gas on behalf of our customers in an open and competitively bid-free market, transports the gas from the producing regions of the U.S. and redelivers it to our customers. However, SMNG does not profit from the purchase and resale of natural gas itself. The cost of natural gas is treated as a "pass-through" expense – in other words, our customers pay exactly what SMNG pays and not a penny more. SMNG's profit is derived solely from the transport and delivery of natural gas from the supply regions to customers' meters. SMNG's transportation and distribution rates and all of its operations are regulated and approved by the Missouri Public Service Commission ([www.psc.state.mo.us](http://www.psc.state.mo.us)). Additionally, all of SMNG's construction and installation procedures as well as all of our facilities are regulated by and operated in compliance with the U.S. Department of Transportation requirements and specifications.

Southern Missouri Natural Gas can offer a Large General Service Agreement for a PGA price of \$.653, with a Commodity Charge of \$.25 for a total of \$.903/ccf or \$9.03/mcf. Also a \$50 monthly customer charge would apply. Depending on usage, SMNG may consider moving your company into our transport level customer to further reduce your price.



# City of Marshfield, Missouri PROPERTY TAXES

## 2010 PROPERTY TAX RATES

Marshfield R-I School District	\$ 3.3500
City of Marshfield	\$ 0.5700
Webster County Health Unit	\$ 0.1374
Webster County Library District	\$ 0.1179
Junior College	\$ 0.1396
Senate Bill 40 (Sheltered Workshop)	\$ 0.0785
Senior Services	\$ 0.0500
<b>TOTAL: \$4.4434</b> (per \$100 assessed valuation)	

## Webster County Assessed Valuation History

YEAR	TOTAL	Real Property	Personal Property	Local/State Utilities
2000	\$ 211,082,342.00	\$ 147,958,060.00	\$ 47,167,955.00	\$ 15,956,327.00
2001	\$ 223,949,080.00	\$ 154,487,570.00	\$ 52,525,846.00	\$ 16,935,664.00
2002	\$ 234,631,689.00	\$ 162,241,900.00	\$ 55,287,210.00	\$ 17,102,579.00
2003	\$ 244,430,765.00	\$ 170,334,530.00	\$ 57,871,025.00	\$ 16,225,210.00
2004	\$ 255,569,583.00	\$ 179,147,180.00	\$ 59,989,872.00	\$ 16,432,531.00
2005	\$ 268,762,971.00	\$ 189,767,050.00	\$ 63,220,942.00	\$ 15,774,979.00
2006	\$ 282,156,830.00	\$ 199,306,150.00	\$ 66,489,176.00	\$ 16,361,504.00
2007	\$ 318,431,737.00	\$ 230,934,110.00	\$ 70,847,883.00	\$ 16,649,744.00
2008	\$ 327,810,960.00	\$ 239,511,480.00	\$ 70,634,348.00	\$ 16,865,132.00
2009	\$ 327,462,607.00	\$ 246,208,960.00	\$ 64,433,298.00	\$ 16,820,349.00
2010	\$ 332,949,536.00	\$ 250,450,800.00	\$ 64,659,220.00	\$ 17,839,516.00
2011	\$ 342,828,832.00	\$ 252,521,300.00	\$ 62,960,022.00	\$ 26,546,710.00



# City of Marshfield, Missouri

# UTILITIES

Number of Connections 2,895  
*Residential: 2,363*  
*Commercial/Industrial: 532*

## WATER SERVICE

<b>Source of Water</b>	Three Wells
<b>Capacity of System</b>	2,592,000 GPD
<b>Storage Capacity</b>	800,000 gallons
<b>Average Consumption</b>	700,000 GPD
<b>Peak Consumption</b>	1,200,000 GPD
<b>Rate Information</b>	Fixed Minimum Charge: \$9.23 then \$2.03 per 1,000 gallons

## SANITARY SEWER SERVICE

<b>Type of Plant</b>	Extended Aeration
<b>Capacity of Plant</b>	1,500,000 GPD
<b>Average Usage</b>	600,000 GPD
<b>Peak Consumption</b>	1,400,000 GPD
<b>Rate Information</b>	Fixed Minimum Charge: \$3.98 then \$3.38 per 1,000 gallons

## SITE SPECIFIC INFORMATION

<b>Water Pressure</b>	60 psi
<b>Connection Size</b>	10-inch
<b>Distance From Site</b>	On-Site

## SITE SPECIFIC INFORMATION

<b>Connection Size</b>	8-inch
<b>Distance From Site</b>	On-Site

### For More Information, Please Contact:

**Dan McMillan, City Administrator**  
City of Marshfield, Missouri  
798 S. Marshall St., Marshfield, MO 65706  
Phone: (417) 859-2352, Ext. 250  
Mobile: (417) 840-6451  
E-Mail: [mflddan@mchsi.com](mailto:mflddan@mchsi.com)  
Web Site: [www.marshfieldmo.gov](http://www.marshfieldmo.gov)

# Enterprise Zone Tax Benefits



## ENHANCED ENTERPRISE ZONE TAX BENEFIT PROGRAM MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

### **PURPOSE**

Provide tax credits to new or expanding businesses in a Missouri Enhanced Enterprise Zone.

### **AUTHORIZATION**

Sections 135.950 to 135.973, RSMo

### **ELIGIBLE AREAS**

Enhanced Enterprise Zones are specified geographic areas designated by local governments and certified by the Department of Economic Development (DED). Zone designation is based on certain demographic criteria, the potential to create sustainable jobs in a targeted industry and a demonstrated impact on local industry cluster development.

### **ELIGIBLE APPLICANTS**

An eligible business must be located in a Missouri Enhanced Enterprise Zone (EEZ). Individual business eligibility will be determined by the zone, based on creation of sustainable jobs in a targeted industry or demonstrated impact on local industry cluster development. Service industries can be eligible if a majority of their annual revenues will be derived from services provided out of the state. Headquarters or administrative offices of an otherwise excluded business may qualify if the offices serve a multi-state territory. See application for complete information.

### **Ineligible Applicants:**

Gambling establishments (NAICS group 7132),  
Retail trade (NAICS sectors 44 & 45),  
Educational services (NAICS sector 61),  
Religious organizations (NAICS group 8131),  
Public administrations (NAICS sector 92) and  
Food and drinking places (NAICS subsector 722) are prohibited by statute from receiving the state tax credits.

### **ELIGIBILITY CRITERIA**

The Enhanced Enterprise Zone program is a discretionary program offering state tax credits, accompanied by local real property tax abatement, to Enhanced Business Enterprises. Tax credits may be provided each year for five tax years after the project commences operations.

To receive tax credits for any of the years, the facility must create and maintain the minimum:

- New or expanded business facility – 2 new employees and \$100,000 new investment;
- Replacement business facility – 2 new employees and \$1,000,000 new investment
- Health insurance at all times, of which at least 50% is paid by the employer.

Eligible investment expenditures include the original cost of machinery, equipment, furniture, fixtures, land and building, and/or eight times the annual rental rate paid for the same. Inventory is not eligible.

### **PROGRAM BENEFITS/ELIGIBLE USES**

This tax credit can be applied to Ch. 143 – Income tax, excluding withholding tax

Tax credits can only be applied to tax liability for the year in which they were earned. The tax credits are refundable or may be transferred, sold or assigned. The sale price cannot be less than 75% of the par value of such tax credits.

### **FUNDING LIMITS**

Tax credits will be an amount authorized by DED, based on the state economic benefit, supported by the number of new jobs, wages and new capital investment that the project will create.

Tax credits issued under this program are limited to \$24,000,000 annually, effective August 28, 2008.

### **APPLICATION/APPROVAL PROCEDURE**

DED must first offer program benefits to the business in the form of a formal proposal. The company must return the accepted proposal within 90 days of the proposal date.

The company must submit the Notice of Intent (NOI), (Application & guidelines, pages 7-9), and be notified of approval before any new construction, and/or purchase of machinery and equipment can be eligible as new investment. NOIs will be accepted by DED at any time of the year and will be approved on an individual, case-by-case basis, based on compliance with all program criteria.

# Enterprise Zone Tax Benefit

## **REPORTING REQUIREMENTS**

### **Annual Application for Tax Credits –**

The facility must file the Annual Application for Tax Credits and supporting documents each year for calculation of the facility's state tax benefits. See page 10 of the application for a list of requirements. The deadline for submitting the Annual Application for Tax Credits is during the tax period immediately after the tax period for which the credits are being requested.

### **SB 1099 Reporting –**

The "Tax Credit Accountability Act" reporting form must be returned for this program to DED by June 30 of each year. This form can be found on our website in the download box on the front page of this section.

## **SPECIAL PROGRAM REQUIREMENTS**

Applicants must be eligible for and receive at least ten years' local property tax abatement at 50% pursuant to the local enhanced enterprise zone plan.

Projects relocating employees from one Missouri location to another Missouri location must obtain the endorsement of the governing body of the community from which the jobs are being relocated and include this endorsement with the Notice of Intent.

A business cannot earn tax credits under this program if earning Enterprise Zone, Business Facility, Quality Jobs, Rebuilding Communities or Brownfield Jobs and Investment tax credits for the same project for the same tax period.

## **CONTACT**

**Missouri Department of Economic Development**  
Division of Business and Community Services  
Business and Community Finance Team

301 West High Street • Room 770 • P.O. Box 118  
Jefferson City • MO • 65102

Phone: 573-751-4539 • Fax: 573-522-4322

E-mail: [dedfm@ded.mo.gov](mailto:dedfm@ded.mo.gov) • Web: [www.MissouriDevelopment.org](http://www.MissouriDevelopment.org)



# Our Railroad

Today's BNSF Railway is the product of nearly 400 different railroad lines that merged or were acquired over the course of 160 years.

While many different railroads combined to form BNSF, the people who worked at those railroads shared many traits. The people who built BNSF were — and continue to be — a unique breed, blending the forward-thinking of dreamers with the pragmatism of results-oriented business leaders. This heritage played a central role in settling and growing the American West, and today, BNSF continues to have a significant impact in meeting the needs of shippers and serving the economy.