

PARK 35

BUILD-TO-SUIT | **OWN/LEASE**

CAN ACCOMMODATE UP TO 1 MILLION SF OF INDUSTRIAL SPACE

PROPERTY OVERVIEW



CLEAR HEIGHTS

BTS



SIZE

82 Acres



CUSTOMIZABLE

Site plan customizable to tenant needs



DEVELOPMENT-FRIENDLY

Development-friendly city and county



PARKING

Large truck courts with abundant parking and trailer storage



1 MILLION

Capacity for 1 million SF of high-bay distribution space



FLEXIBLE

Flexible size, heights, and ownership or lease



STORAGE

Ability for Outside Storage with a CUP



SUBSTATION

Adjacent to 27 MW substation of which 20 MW is available to Park I35 with capacity to add more.



VISIBILITY

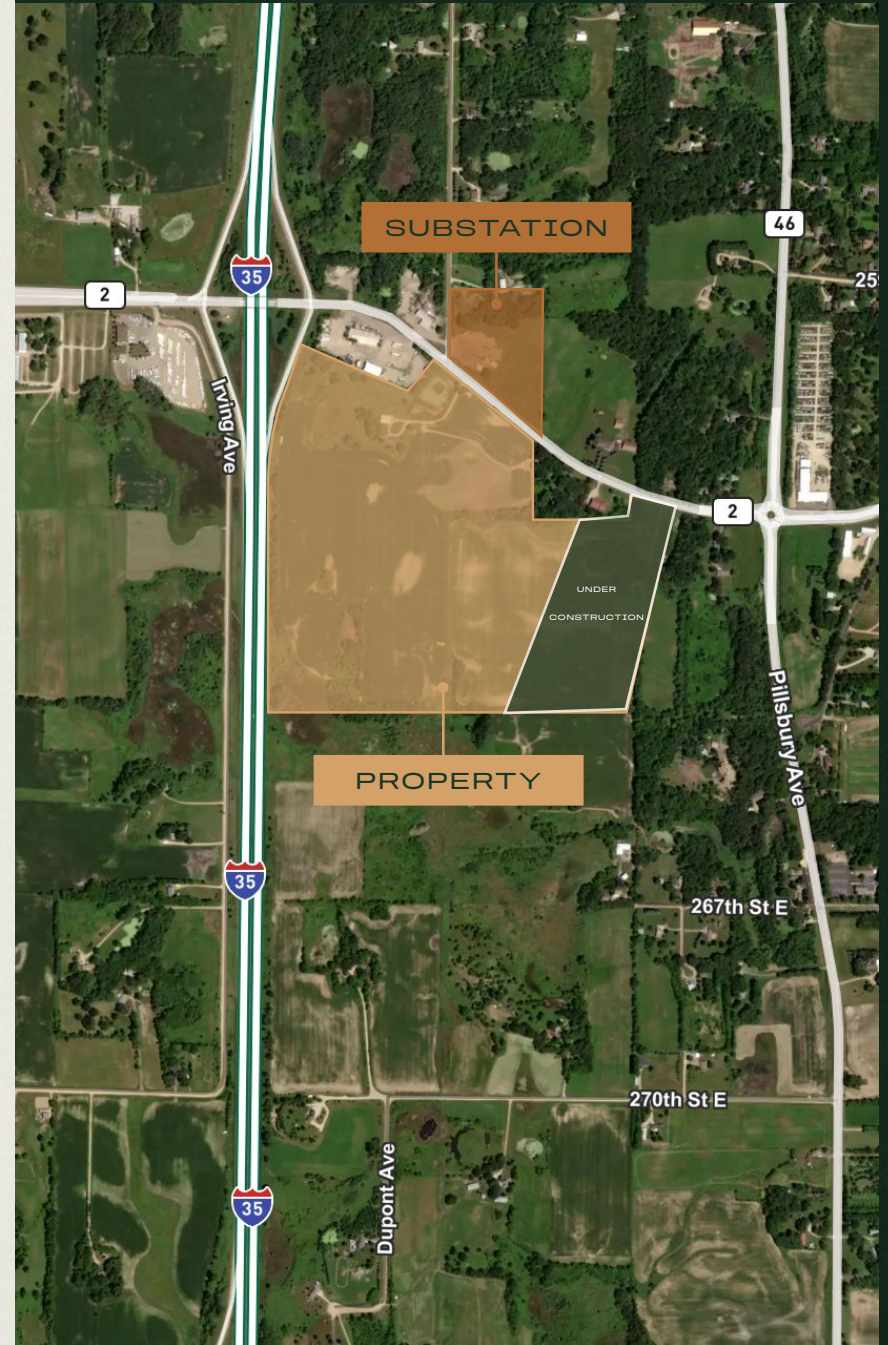
Freeway visibility and access



AVAILABLE

Outlot A: 55.49 acres

Outlot B: 26.51 acres



CONCEPTUAL SITE PLAN



BUILDING A

787,400 SF Building
569 Car Stalls
134 Loading Stalls
Outlot A - 55.49 Acres

BUILDING B

182,000 SF Building
190 Car Stalls
54 Trailer Parking Stalls
34 Dock Doors
2 Drive-in Doors
Outlot C - 26.51 Acres

CONCEPTUAL SITE PLAN



BUILDING A

140,000 SF Building
232 Car Parking Stalls
28 Trailer Parking Stalls
34 Loading Docks
2 Drive-in Doors

BUILDING B

140,000 SF Building
232 Car Parking Stalls
28 Trailer Parking Stalls
34 Loading Docks
2 Drive-in Doors

BUILDING C

135,000 SF Building
240 Car Parking Stalls
28 Trailer Parking Stalls
34 Loading Docks
2 Drive-in Doors

BUILDING D

135,000± SF Building
240 Car Parking Stalls
28 Trailer Parking Stalls
34 Loading Docks
2 Drive-in Doors

BUILDING E

182,000 ± SF Building
190 Car Parking Stalls
54 Trailer Parking Stalls
34 Loading Docks
2 Drive-in Doors
Outlot C - 26.51 Acres



ACCESS

Park I-35 is directly adjacent to I-35
Via Co Hwy 2



VISIBILITY

With a half mile of interstate visibility,
Park I-35 is viewed by 41,000 VPD



AN INDUSTRIAL HUB

More than 60,000 industrial/logistics
employees live within a 20-mile radius

PARK I-35 IS
BREAKING NEW GROUND
IN ELKO NEW MARKET

PRIME LOCATION



CONNECTED TO NEARBY HUBS

343 Miles
to Milwaukee

427 Miles
to Chicago

621 Miles
to Bismarck





3 MILES 5 MILES 10 MILES

**2023 POPULATION
(CURRENT YEAR ESTIMATE)**

6,597 11,237 112,164

**2023 AVERAGE
HOUSEHOLD INCOME**

\$166,368 \$167,467 \$145,647

**2023 EDUCATION
(25 AND OLDER)**

4,064 7,183 72,354

2023 BUSINESSES

151 304 2,410

2023 EMPLOYEES

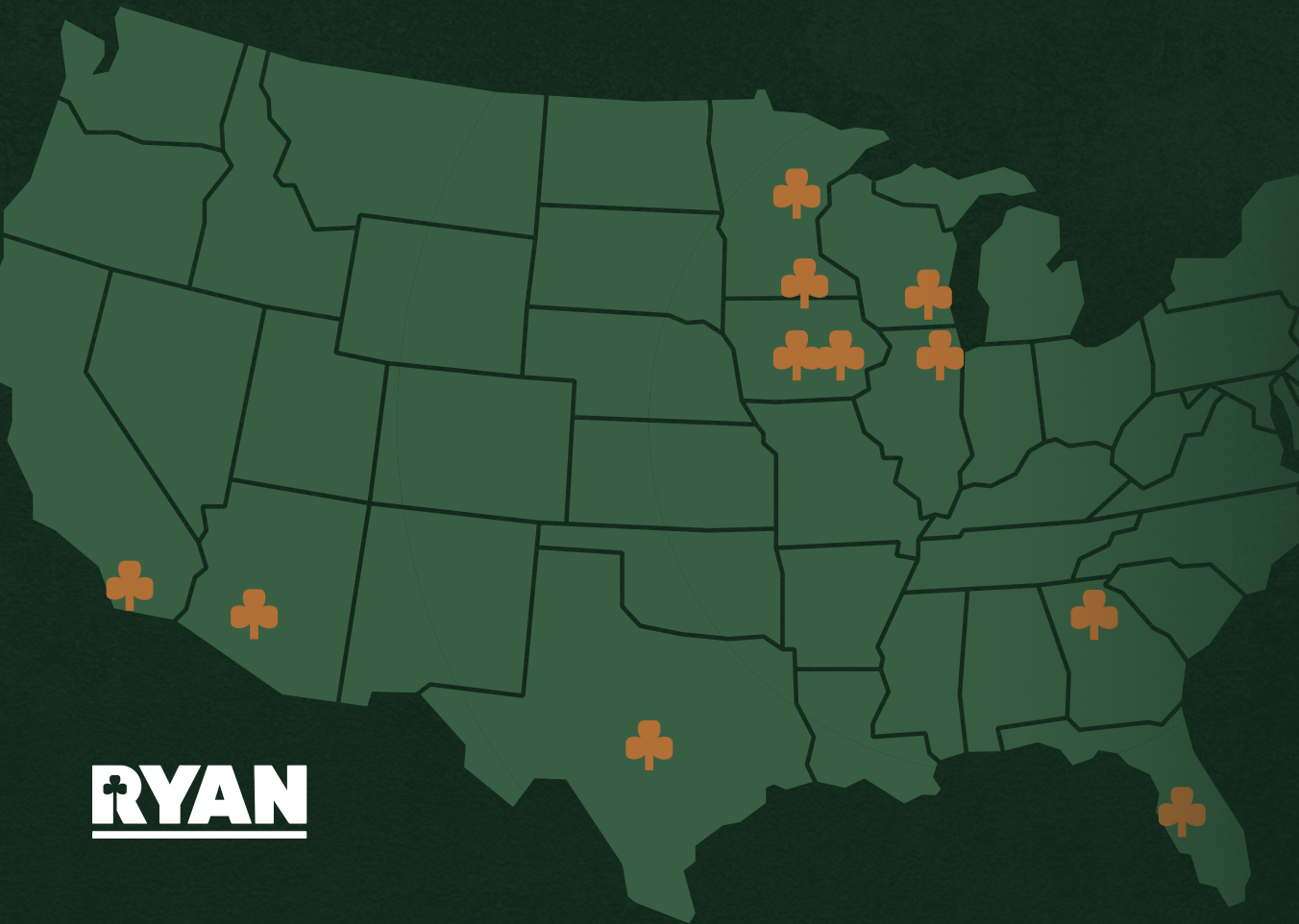
1,137 2,951 32,848

DEMOGRAPHICS

DISCOVER PARTNERSHIP

FOUNDED IN 1938, RYAN COMPANIES HAS BEEN BUILDING LASTING RELATIONSHIPS FOR OVER 75 YEARS.

Third generation family owned business delivering industry-leading capabilities and resources on a national scale, with 11 locations across the country



RYAN

LOCATIONS

SAN DIEGO, CA

PHOENIX, AZ

AUSTIN, TX

DES MOINES, IA

CEDAR RAPIDS, IA

DAVENPORT, IA

MINNEAPOLIS, MN

NAPERVILLE, IL

MILWAUKEE, WI

TAMPA, FL

ATLANTA, GA

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