



JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS



Port City Commerce Park

Build to Suit Available 200,000 SF to 1,200,000 SF
Mobile, Alabama

Regional Map & Recent Industrial Highlights



Recent Mobile Transactions

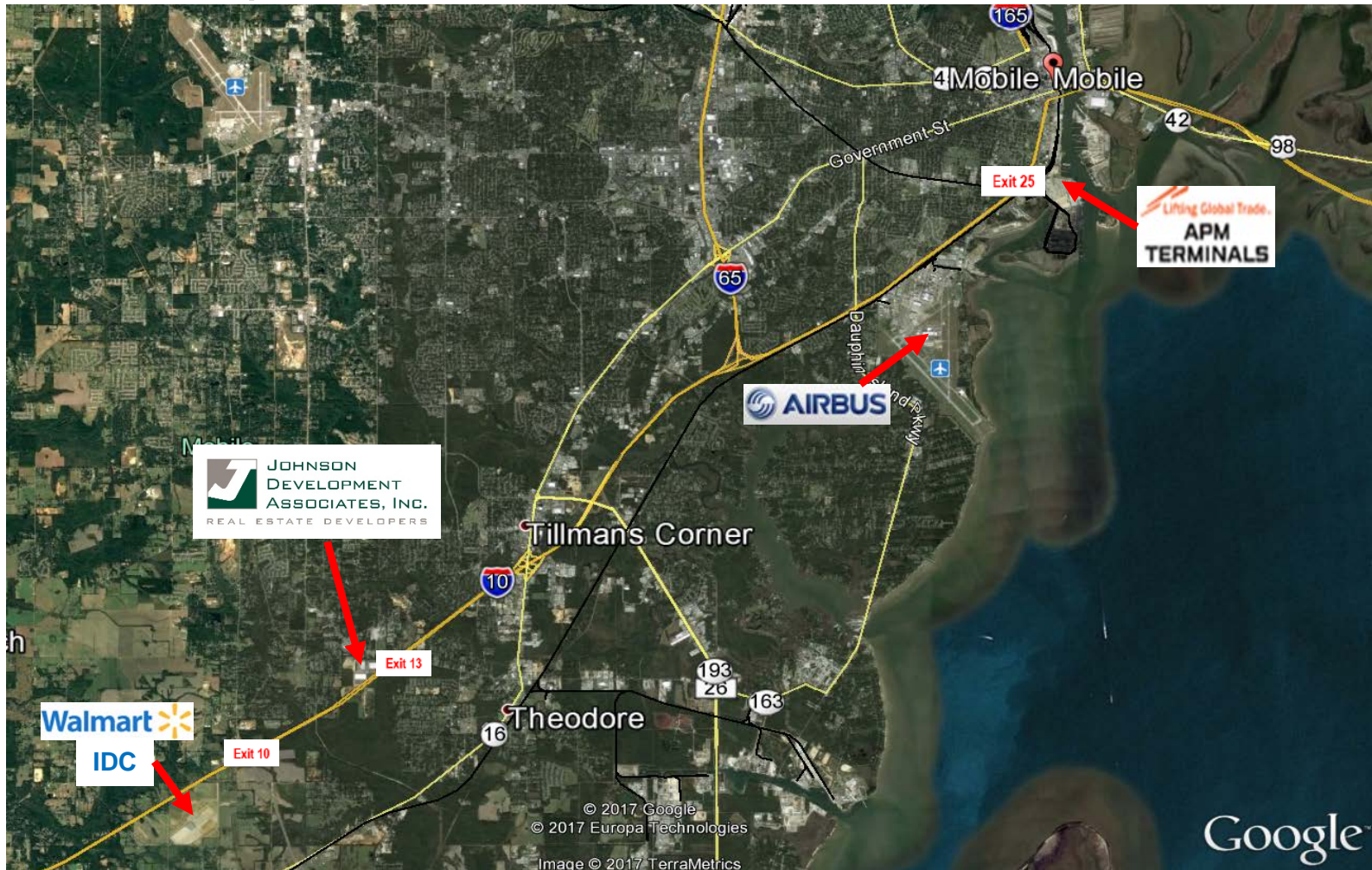
In 3Q16 Walmart selected Mobile for a new 2.9 million SF, \$135M Import Distribution Center Hub, a major catalyst for new port related import/export activities and warehouse demand



In 2015, Airbus opened their first North American Final Assembly Line (FAL) at Mobile Aeroplex at Brookley. The \$600 million facility will employ over 1000 people at full production.



Market Map



Port City Commerce Park is located “inside” Walmart’s new 2.9M SF IDC and APM Terminals Mobile, which is currently going through \$40M expansion. APM Terminals Mobile is increasing their TEU capacity to 475,000 TEU’s and has future ability to expand to 1.3M TEU’s.

Park Aerial



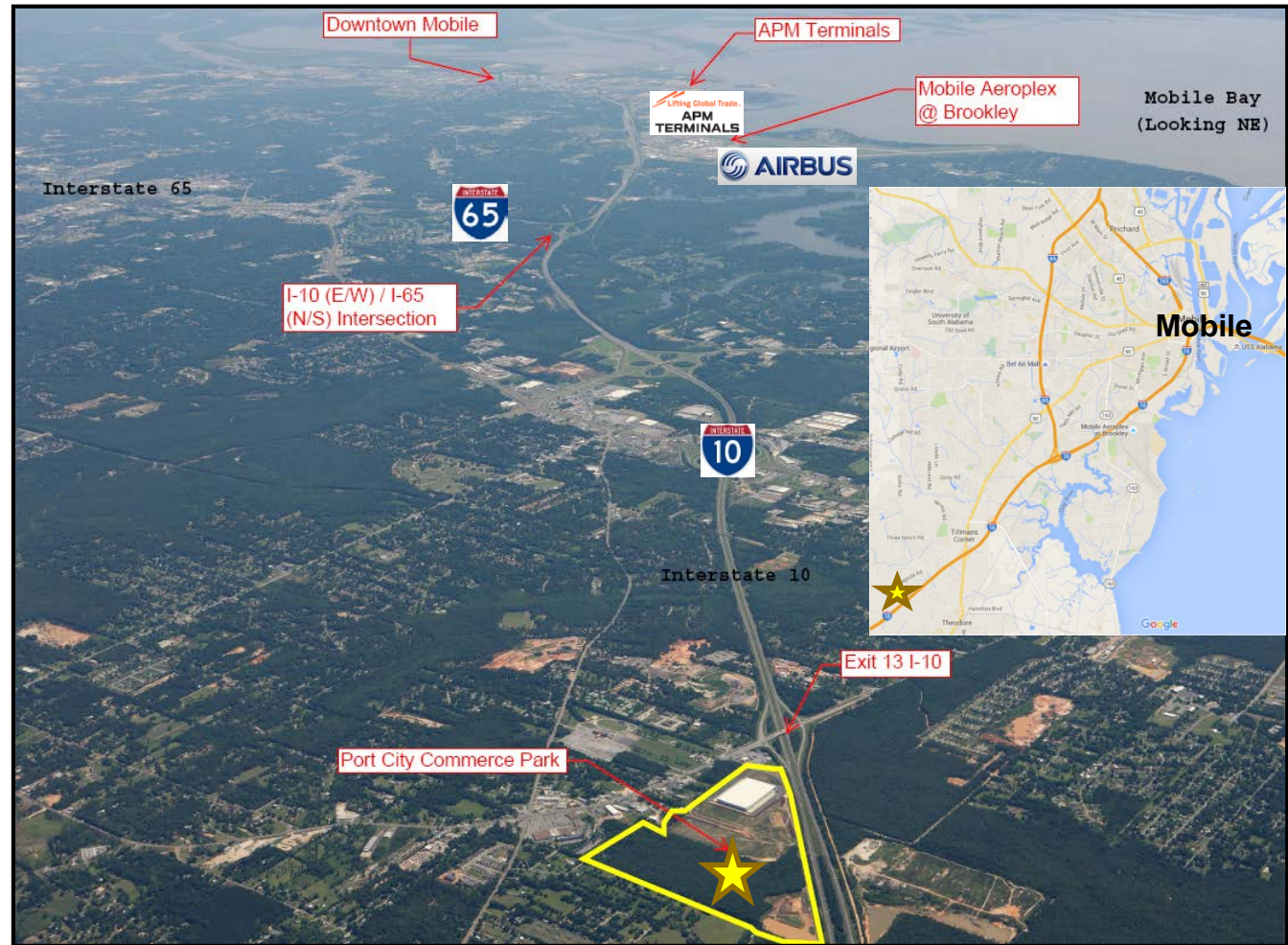
Looking East



Looking West

Market Aerial

- Northwest quadrant of Exit 13 on I-10
- Almost 1 mile of frontage on I-10
- Great Access; Direct 12 mile dray from APM Terminals with only 1 stop light and no major bridges or tunnels from Port
- 7 miles to I-10 / I-65 Interchange
- Mobile is a +/- 30M SF industrial market with 3.4M SF of class A space inventory; class A space is 100% occupied



★ Port City Commerce Park

Port City Commerce Park Aerial & Location Benefits

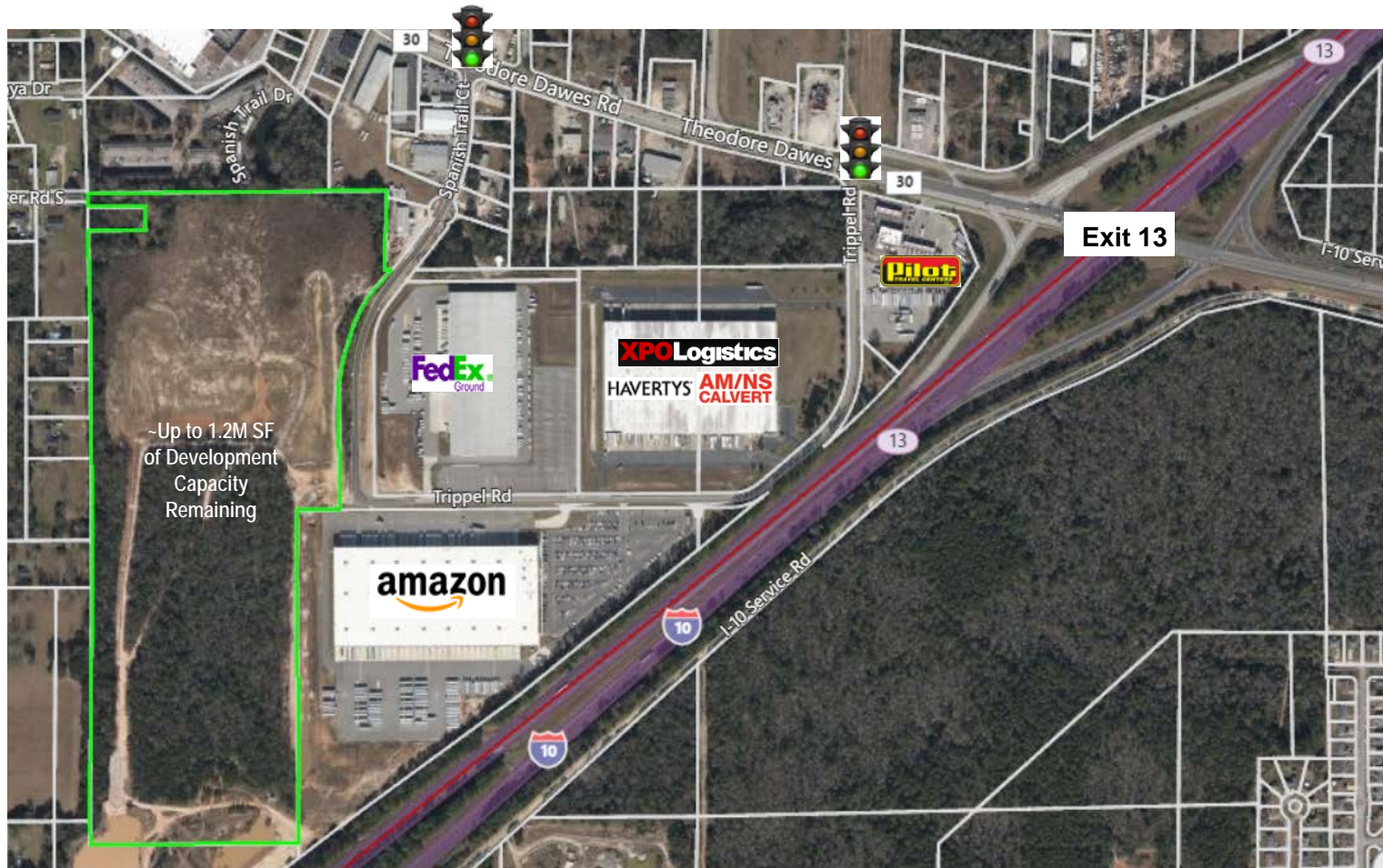


HIGHLIGHTS

- 158 Acre Class A Industrial Park located North of I-10 (translates into lower, more competitive property insurance coverage)
- Located in Foreign Trade Zone #82 subzone
- +/- 150' above sea level
- No wetlands, confirmed with current Jurisdictional Determination in hand from ACOE
- Favorable geotechnical and soil conditions
- Convenient Employee Amenities

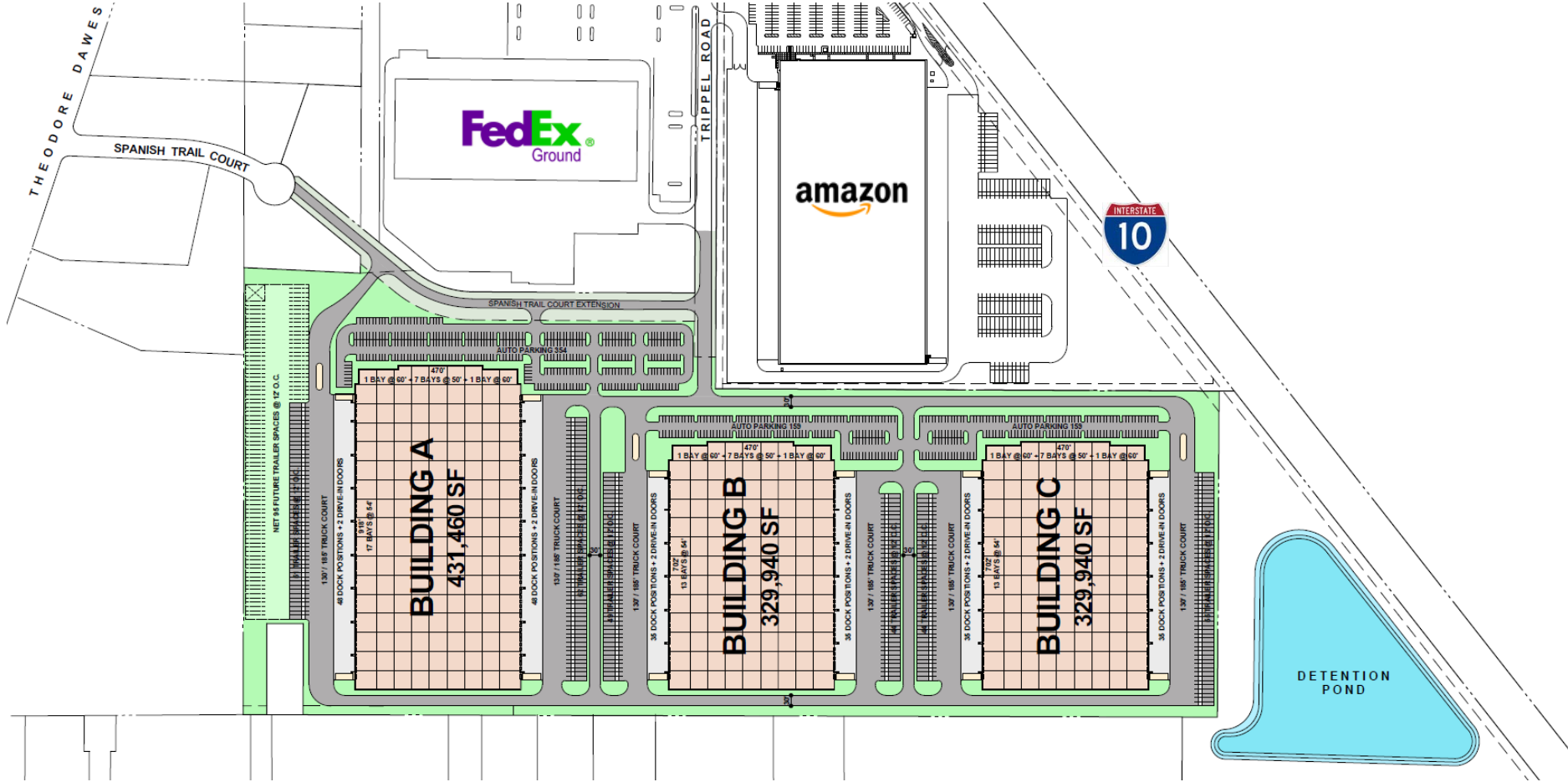
★ +/- 1.2M SF Capacity

Port City Commerce Park Aerial

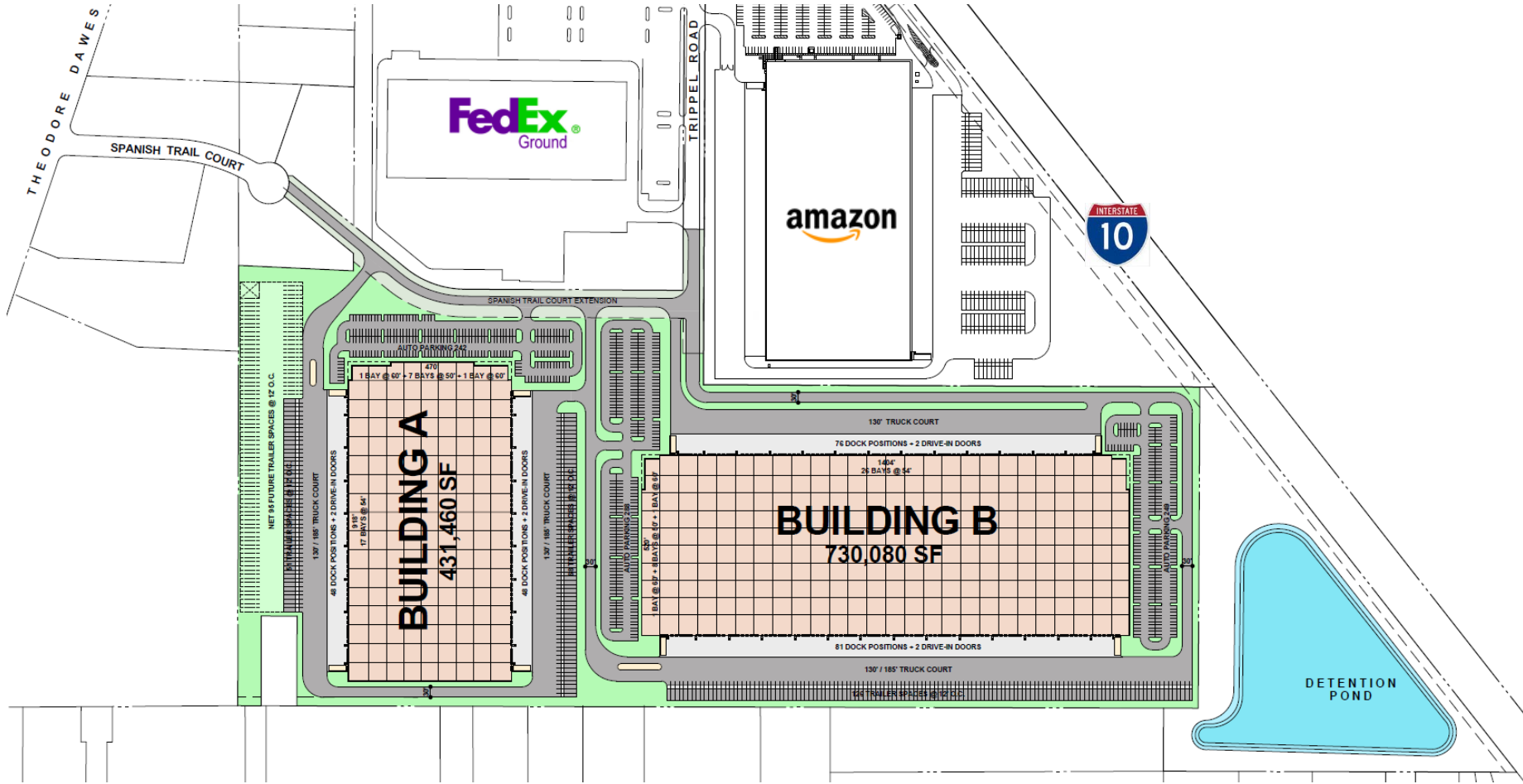


+/- 65 Acres / 1.2M SF Capacity

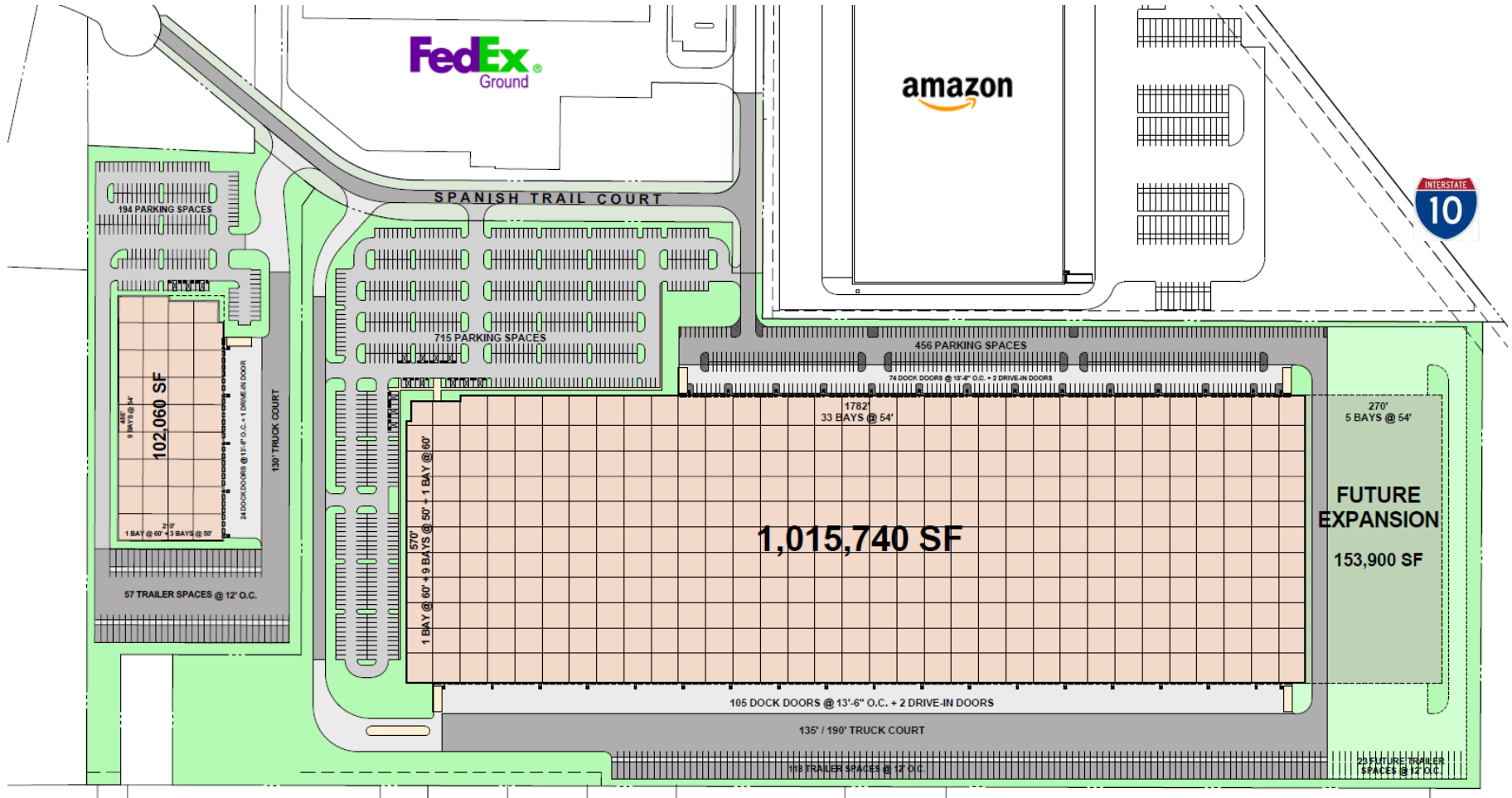
Concept Masterplan A



Concept Masterplan B



Concept Masterplan C



Port City Commerce Park Overview

Located north of I-10 in Mobile County, Port City Commerce Park is a Class "A" master planned industrial park. It is located in Foreign Trade Zone #82 and has immediate access to I-10 and an easy dray to all port facilities in Mobile. Currently park tenants include AM/NS Calvert (an Arcelor Mittal & Nippon Steel JV), Havertys Furniture, FedEx Ground, and Amazon.com. At full build out, the park can accommodate up to another 1.2 million square feet of corporate industrial real estate and be a major employment hub for distribution and light manufacturing industries.

