

Design Dr. Greenville Industrial Build-to-suit



ASHE
DEVELOPMENT LLC

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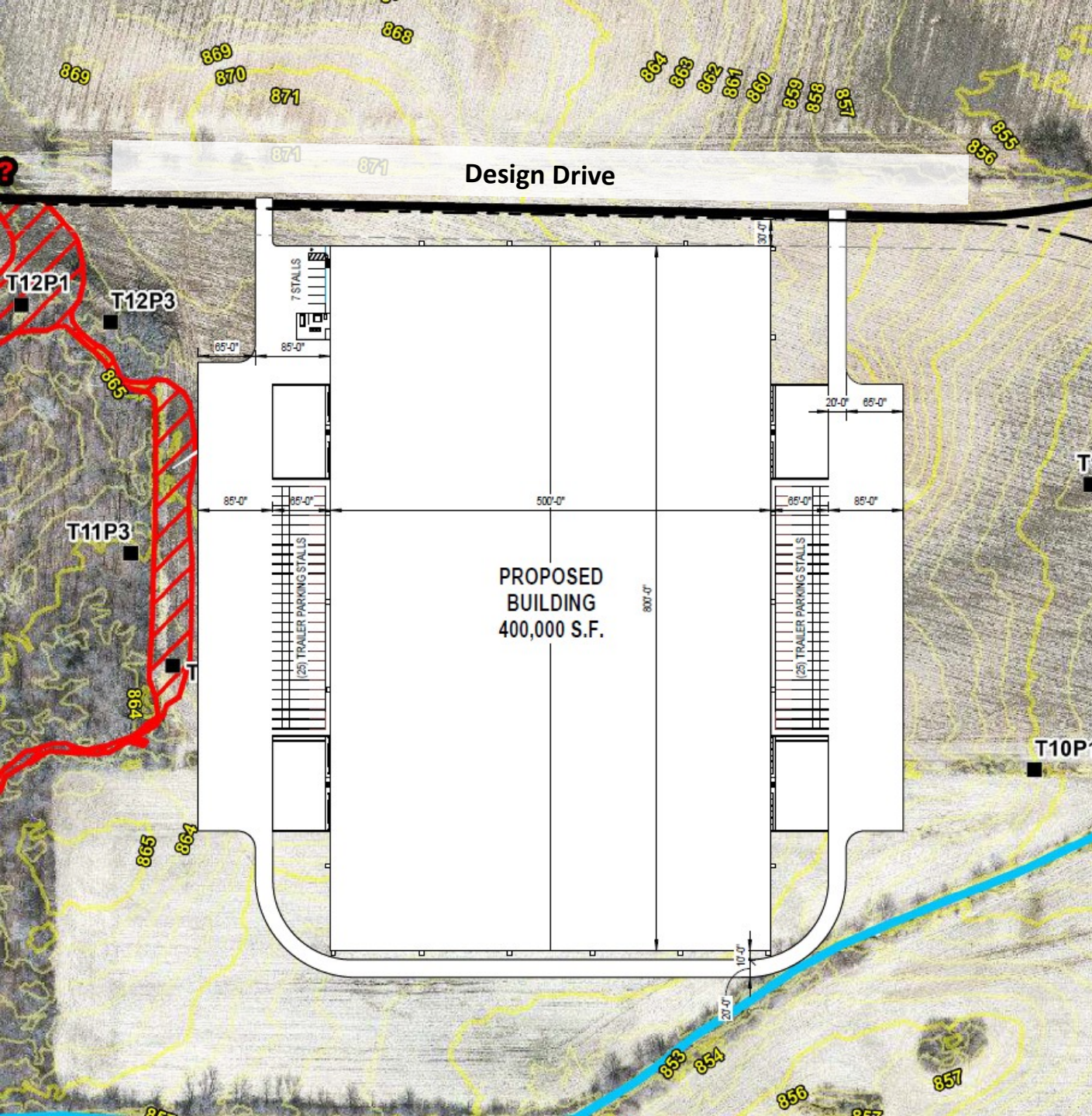
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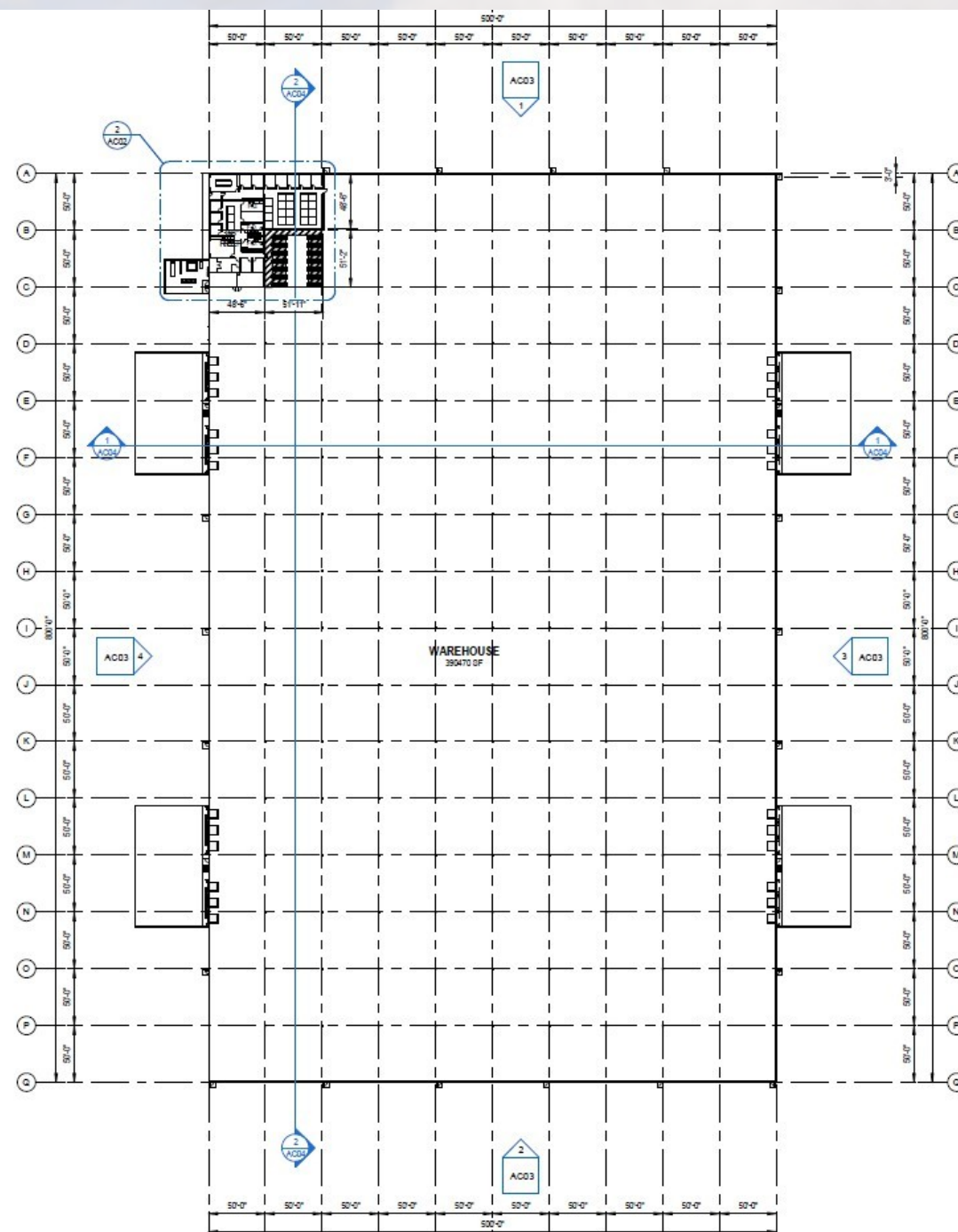
Location Summary:

- Design Drive road extension is in-progress, to be completed in fall 2025
- 75 acres-- level, clean site with studies completed
- Streets on 3 sides = easy access
- ½ mile to lighted intersection of Highway 15 at Mayflower Rd.
- 1 ½ miles Mayflower Rd to I-41



Site Plan:

- Building up to 400,000 square feet
- Room for expansion or additional buildings
- 50+ tractor/trailer parking stalls included
- Number of docks and locations to suit tenant needs
- Traffic flow around building
- All concrete pavement, no asphalt



Building Plan:

- 400,000 square feet:
 - 800' x 500'
- 50' x 50' column spacing
- 6,000 sf office shown
- Docks:
 - 24 docks + 1 grade door
 - 1 dock per 16,000 sf
 - hydraulic dock locks
- 40' building height or maximum allowed by code
- Tilt-up concrete side walls
- High R-value wall and roof assemblies

Building Features:

- Building to be customized to Tenant requirements
- High density ESFR fire suppression

Space Utilization:

- Higher density with open floor plan
- Column spacing adjustable--
from 50' x 50' to 100' x 30'

Energy Efficiency:

- High efficiency 300,000 BTU unit heaters
- 56" destratification fans
- High efficiency 48,000 lumen LED high bay light fixtures
- High R-value wall and roof assemblies
- Estimated 20%-30% utility cost savings





Building Contractor:

- Proven track record
- 50 person team of project managers, superintendents and professionals
- Currently under construction on two separate 500,000+ square foot buildings
- 9 months from permit application to project completion
- Monthly review of 'critical path' schedule
- Detailed weekly updates

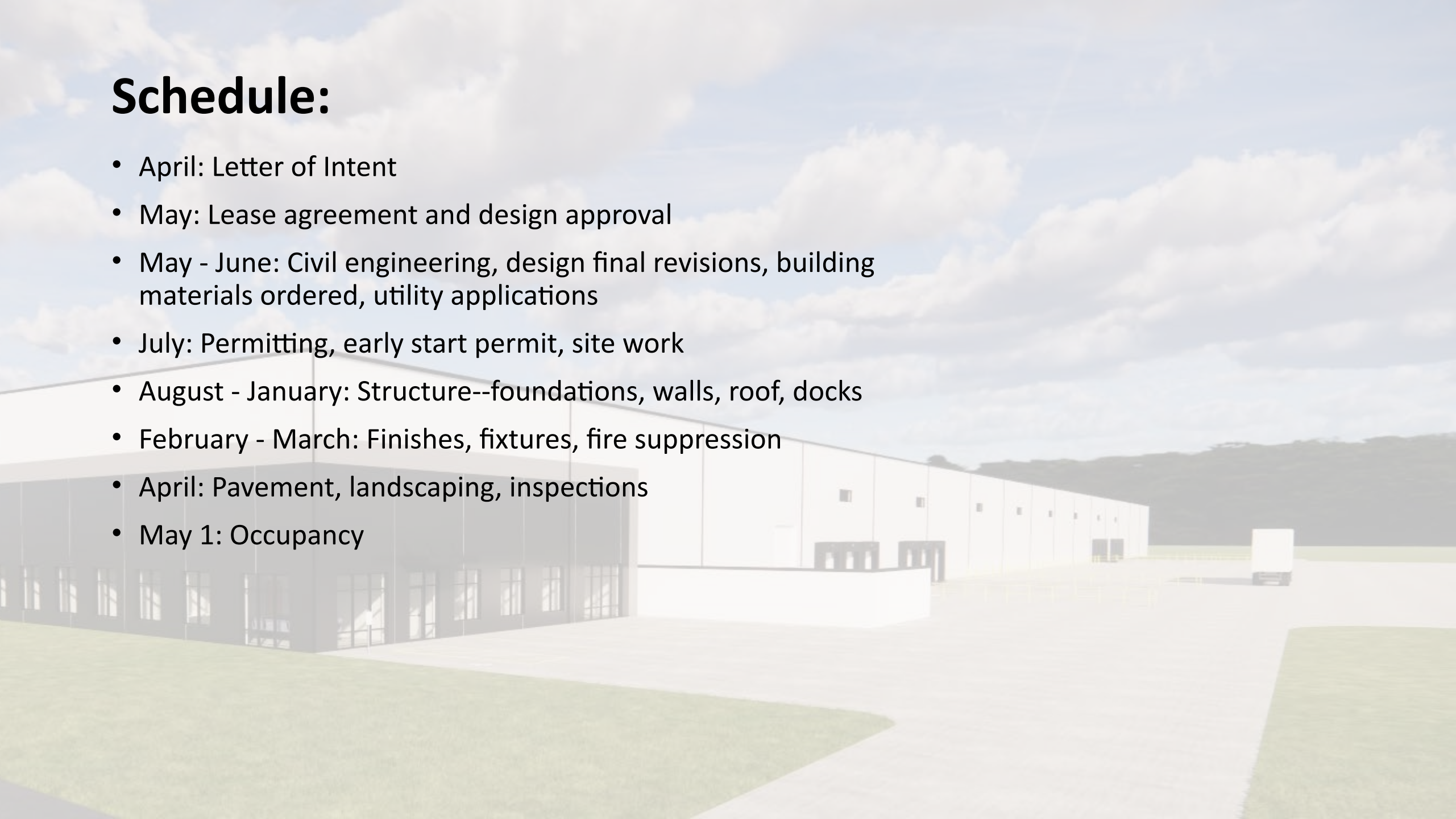
Rent Projection:


- Base rental rate of \$6.50/ square foot / year
- NNN lease with 10 year initial term
- CAM estimate \$1.00 to \$1.50 per sq ft/year
- CPI annual increase (2.5% used in projection)
- 400,000 square feet rent schedule:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual rate per s.f.	\$6.50	\$6.66	\$6.83	\$7.00	\$7.17	\$7.35	\$7.54	\$7.73	\$7.92	\$8.12
Monthly Cost	\$216,667	\$222,083	\$227,635	\$233,326	\$239,159	\$245,138	\$251,267	\$257,549	\$263,987	\$270,587

Schedule:

- April: Letter of Intent
- May: Lease agreement and design approval
- May - June: Civil engineering, design final revisions, building materials ordered, utility applications
- July: Permitting, early start permit, site work
- August - January: Structure--foundations, walls, roof, docks
- February - March: Finishes, fixtures, fire suppression
- April: Pavement, landscaping, inspections
- May 1: Occupancy





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