



Option I

Development Opportunity A

Industrial Building > 100,000 sf - 22 acres

- Building 1: 220,000 sf
- Building 2: 80,000 sf
- 300 parking spaces (1.0/1,000)
- 57,000 sf stormwater (6% of area)
- Option to retain private railroad tracks

Development Opportunity B

Forest River Expansion

- 7 acres

Development Opportunity C

Industrial Building < 100,000 sf - 13 acres

- Building 1: 50,000 sf
- Building 2: 80,000 sf
- 130 parking spaces (1.0/1,000)
- 34,000 sf stormwater (6% of area)



Option 2

Development Opportunity A

Craft Industrial / Flexible Incubator Space

- Phase I - 6 acres
 - Building: 60,000 sf
 - 90 parking spaces (1.5/1,000)
 - 15,000 sf stormwater (6% of area)

- Phase II - 4 acres
 - Building: 32,000 sf
 - 48 parking spaces (1.5/1,000)
 - 10,000 sf stormwater (6% of area)

Development Opportunity B

Industrial Building < 100,000 sf -10 acres

- Building: 90,000 sf
- 90 parking spaces (1/1,000)
- 26,000 sf stormwater (6% of area)

Development Opportunity C

Industrial Building < 100,000 sf -10 acres

- Building: 90,000 sf
- 90 parking spaces (1/1,000)
- 26,000 sf stormwater (6% of area)

Development Opportunity D

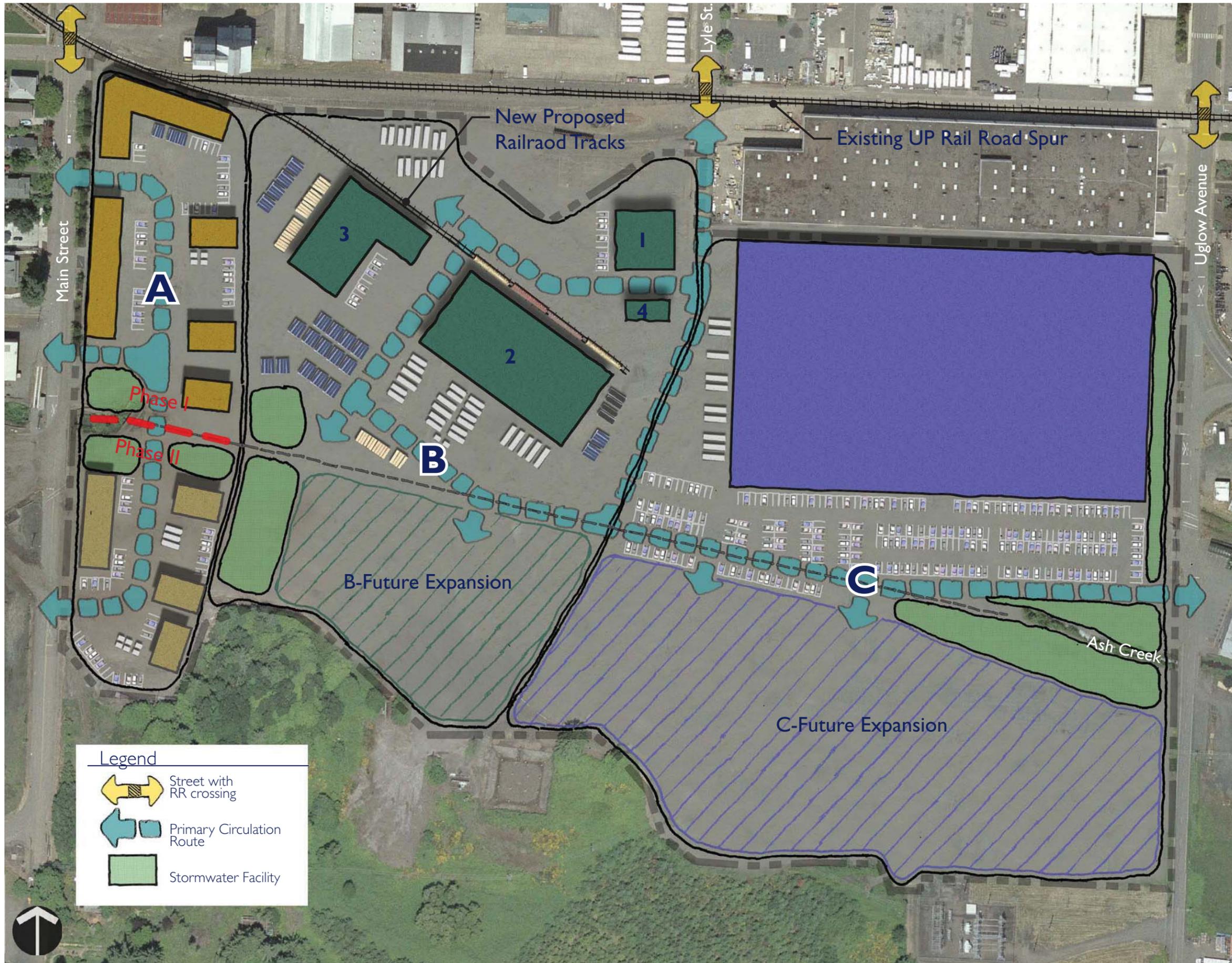
Industrial Building < 100,000 sf -10 acres

- Building: 90,000 sf
- 90 parking spaces (1/1,000)
- 26,000 sf stormwater (6% of area)

Development Opportunity E

Flexible Office - 1 acre

- Building: 10,000 sf
- 10 parking spaces (1/1,000)



Option 3

Development Opportunity A

Craft Industrial / Flexible Incubator Space

- Phase I - 4 acres
 - Building: 40,000 sf
 - 60 parking spaces (1.5/1,000)
 - 10,500 sf stormwater (6% of area)

- Phase II - 2 acres
 - Building -20,000 sf
 - 30 parking spaces (1.5/1,000)
 - 5,000 sf stormwater (6% of area)

Development Opportunity B

Transload Facility - 13 acres

- Building: 77,000 sf total
 - 1) Operations Office
 - 2) Covered Area or Storage Building
 - 3) Covered Area or Cold Storage Building
 - 4) Scale
 - 20 parking spaces
 - 34,000 sf stormwater (6% of area)

Development Opportunity C

Industrial Building > 100,000 sf - 23 acres

- Building: 300,000 sf
 - 300 parking spaces (1/1,000)
 - 60,000 sf stormwater (6% of area)

Legend

- Street with RR crossing
- Primary Circulation Route
- Stormwater Facility



Hanmi Global Partner

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