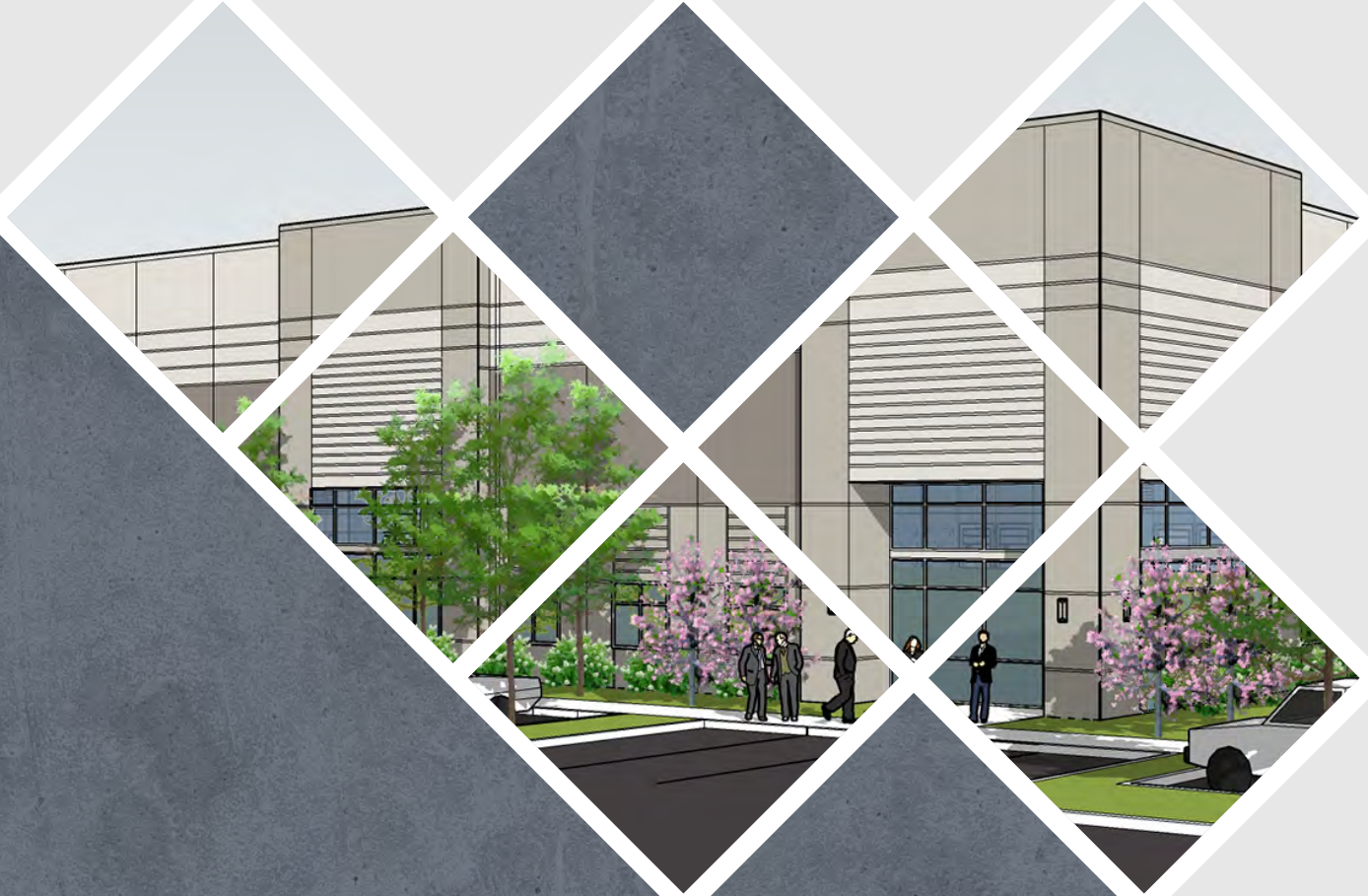




BECKNELL INDUSTRIAL **AVAILABILITY REPORT**

OCTOBER 2025



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FLORIDA

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Who We Are

BUILDING **RELATIONSHIPS.** DEVELOPING **SOLUTIONS.**

Becknell Industrial is a vertically integrated real estate investment company specializing in the acquisition, development, management and disposition of industrial buildings. The company was founded in 1990 and is headquartered in suburban Chicago, with five additional offices located throughout the country. Over its 35-year history, Becknell has acquired or developed more than 225 industrial buildings occupying in excess of 40 million square feet with total capitalization of just under \$4 billion. Currently, the company is invested in more than 85 industrial properties occupying over 19 million square feet across 27 states.

35+ YEARS
Providing Industrial
Real Estate Solutions

\$4 BILLION
in **Acquisitions &**
Developments

40+ MILLION
Square-Feet
Developed

225+
Properties
Acquired or Developed

*Numbers reflect portfolio as of June 30, 2025

OUR MARKETS



Our Expertise

BUILD-TO-SUIT

As a vertically-integrated, full-service industrial developer and contractor, Becknell represents the ideal Build-To-Suit partner whether a client wants to own or lease the completed project. Several unrelated third parties are certainly able to collaborate successfully on a project, however, that structure lends itself to breakdown in communication and finger-pointing when challenges arise.

With Becknell, all of the key stakeholders (entitlement, preconstruction, design, permitting, construction, financing) are Becknell associates and team members. It is our experience that this team structure leads to a higher level of accountability and pride in ownership of the success of each individual project. Once we deliver an asset to our client, whether as the owner or our tenant, we stand behind the quality of the asset in the hope that we can repeat the process for that client.

SPECULATIVE DEVELOPMENT

Becknell's first-to-market spec strategy allows the company to remain competitive in markets where there is a demand for Class A, modern, industrial product. Through its speculative construction, Becknell is able to successfully meet the demands of companies with immediate real estate needs. While speculative construction can have its fair share of risks and challenges, our seasoned real estate professionals carefully analyze market conditions, determining whether the potential project meets current demand regarding its type, size and timing of completion.

More specifically, Becknell's speculative development strategy focuses on markets where we historically have strong market knowledge and limited competition for a specific size range. Our efforts are concentrated on locations with market fundamentals such as high absorption, low vacancy, good tenant demand and population growth. We also look to build on sites in close proximity to major highway intersections, ports and airports, as well sites located in MSA's with labor availability.



Our Clients

Key customer relationships and repeat business are core to our strategy. Becknell continues to build on its strong relationships with industrial tenants and best-in-class real estate brokers across the U.S.

Our repeat business speaks to our customer-focused platform to deliver successful projects consistently across multiple markets and it is this platform that allows us to continually attract and execute for new clients nationwide.

Our relationships with our tenants has always been priority one at Becknell. Our clients know that they can count on us to keep our word and to deliver quality buildings on time and on budget. Doing what we say we will do is more than a tag line – it is what we have built our brand upon.

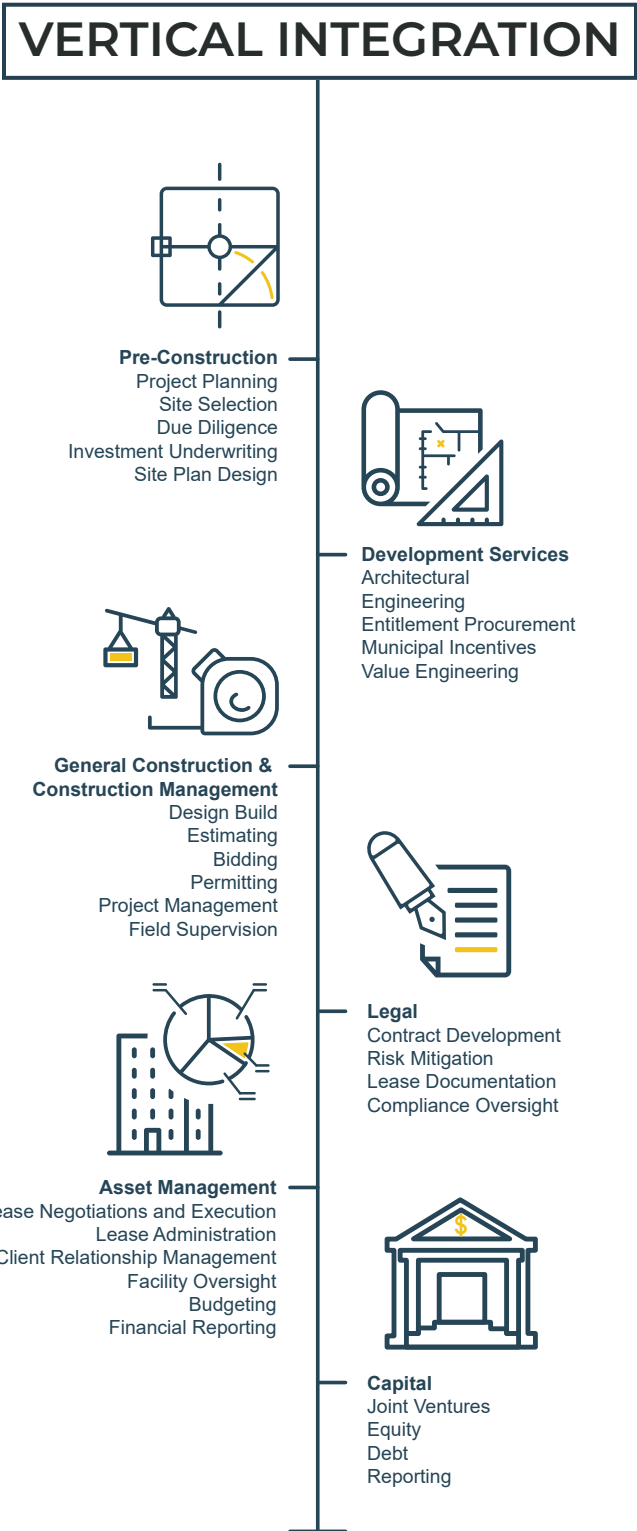
100+ CLIENTS NATIONWIDE



Development

Count on Becknell's decades of experience to deliver a full range of real estate solutions to meet your industrial needs.

Efficiency and quality are the cornerstones of Becknell's approach, providing complete end-to-end development that consistently delivers a high-value, low-cost solution to our clients.



Featured Property

14003 Mount Anderson Street | Mount Anderson at Echo | Reno, NV
±284,233 SF Class A Modern Bulk Distribution Facility

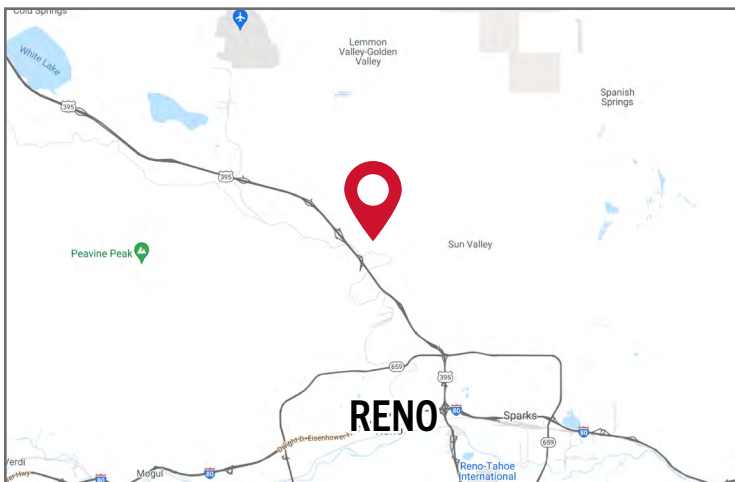


LEARN MORE



PROJECT HIGHLIGHTS:

- 284,233 SF - New Construction
- 1.0 mile to Reno-Stead FBO
- 13.7 miles to Reno-Tahoe Int'l Airport
- 14.0 miles to FedEx LTL
- 14.9 miles to FedEx Express
- 15.7 miles to UPS Regional
- 20 miles to FedEx Ground
- The North Valley submarket has close to 55,000 residents within 3 miles and full service amenities.
- Located along US-395 and 7 miles from the I-80 interchange, the primary east-west interstate connecting San Francisco to New York.



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284,233 SF New Construction

BUILDING:

TOTAL BUILDING SIZE:
±284,233 SF

AVAILABLE SF:
±284,233 SF (Divisible)

BUILDING DIMENSIONS:
1080' x 300'

COLUMN SPACING:
54' x 48'

SPEED BAY:
60'

TRUCK COURT DEPTH:
130'

CLEAR HEIGHT:
36'

TRAILER PARKING:
24 Dedicated Spaces

CAR PARKING:
100 Spaces

DOCK-HIGH DOORS:
28

LEVELERS:
28 with 40,000lb mech. leveler

DRIVE-IN DOORS:
2

SPRINKLER SYSTEM:
ESFR

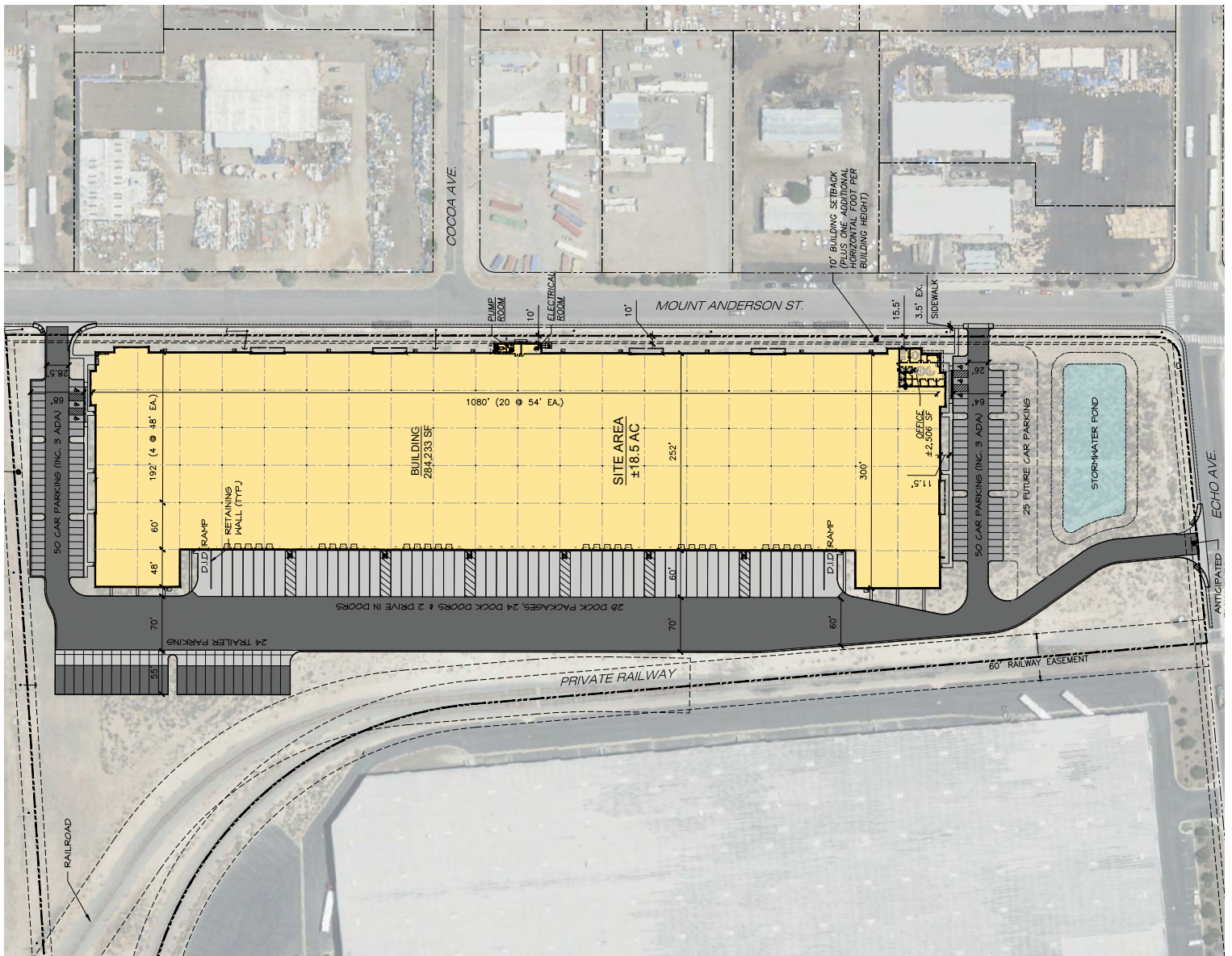
ELECTRICAL:
2,000A, 277/480V, 3 phase

SLAB:
7" reinforced

WAREHOUSE LIGHTING:
30 FC LEDs @ 36"

OFFICE SF:
2,506 spec

MISC:
1% skylights

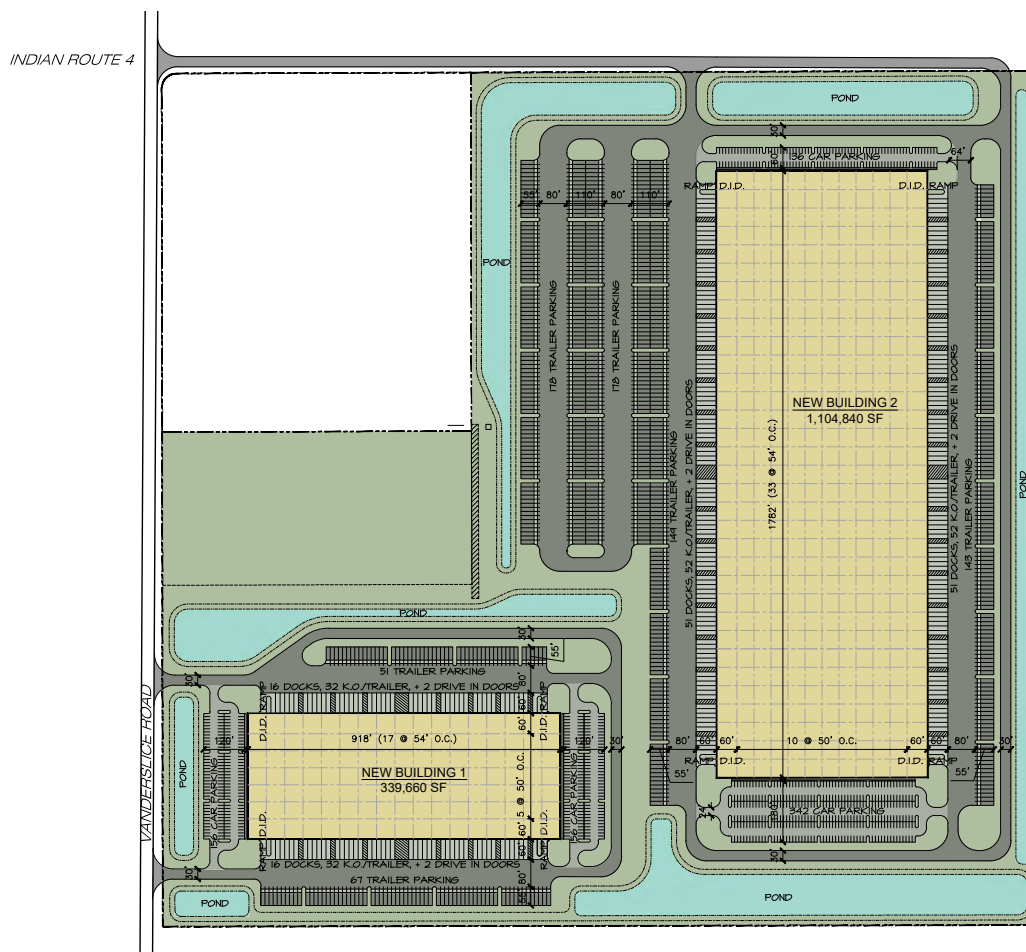


Build-to-Suit For Sale

Mohave Tri-State Business Park | Mohave, AZ
±50,000 to ±1,000,000 SF



LEARN MORE



FEATURES:

- 114 Acres (Divisible)
- Fully Improved | Zoned and Entitled
- Turn-Key Design Build Construction
- ESFR Capable Building
- Zoned: CMO

- Mohave Tri-State Business Park is located ±10 Miles west of the Canamex Corridor (US-93)
- 1.5 Hrs to Vegas >> 3.4 Hrs to Phoenix >> 4 Hrs to Los Angeles



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Paul Sweetland

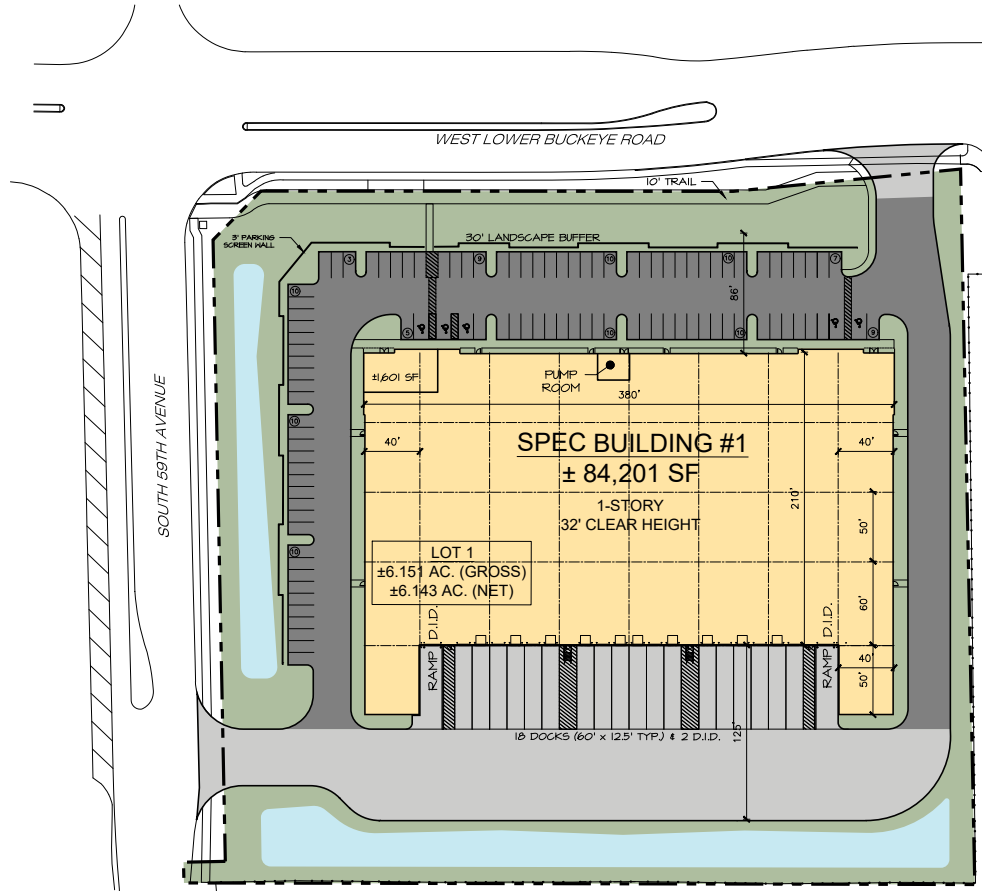
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Build-to-Suit For Sale / Lease

Building #1 | Lower Buckeye Logistics Park | Phoenix, AZ
±84,201 SF Distribution Facility



LEARN MORE



FEATURES:

- ±84,201 SF (380' x 210')
- 28' - 32' Clear Height
- 60' Speed Bays
- 50' x 50' Column Spacing
- Zoned: A-1 & CP-GCP, City of Phoenix
- 2.5 Miles from Full Diamond interchange
- 1/8 mile to Loop 202 with Right-Turn truck access to I-10



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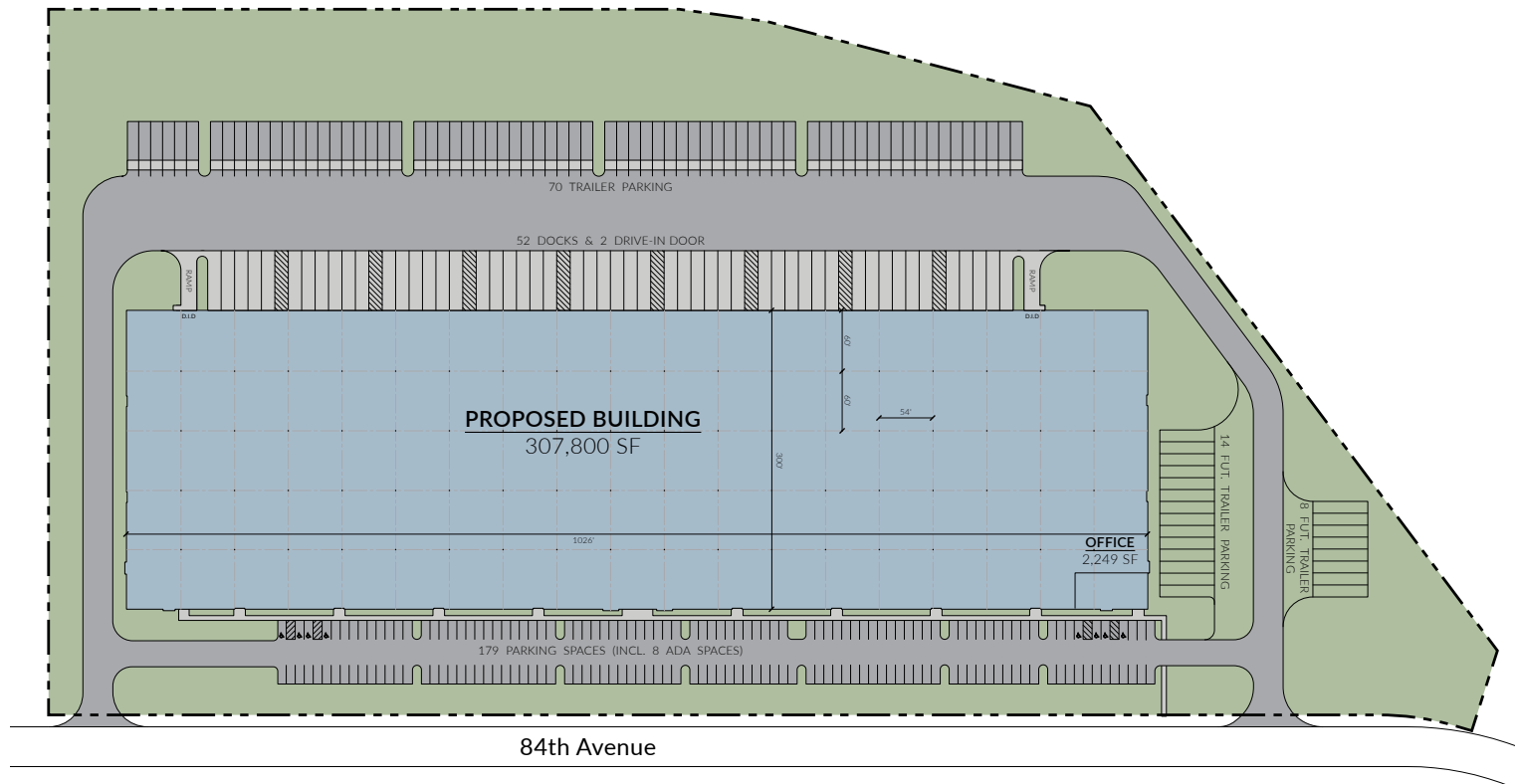
Gary Anderson
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Build-to-Suit For Lease

17897 East 84th Avenue | Nexus at DIA | Commerce City, CO
±307,800 SF Class A Industrial Facility



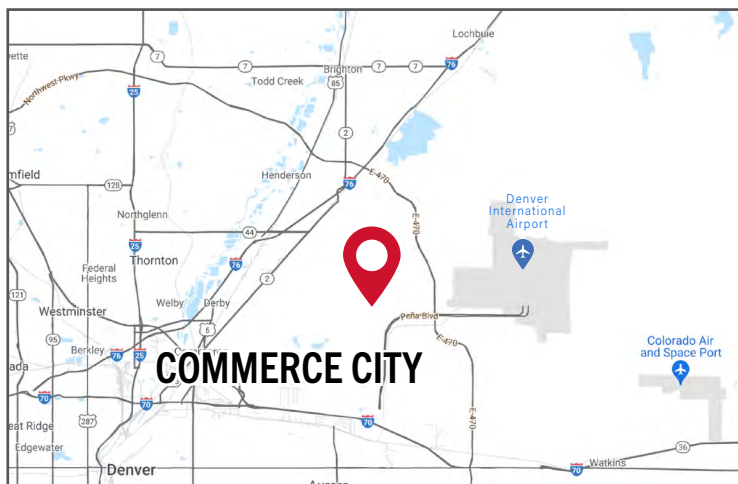
LEARN MORE



FEATURES:

- ±307,800 SF (1026' x 300')
- ±2,246 SF Office Spaces
- ±19.8 Acres
- 32' Clear Height
- 32 Equipped Docks
- 2 Drive-In Doors
- 70 Trailer Parking
- ESFR Sprinkler System
- 1600A Electrical Service

Nexus at DIA is uniquely close to Denver International Airport and to significant hubs for both UPS and FedEx. The property is less than a two minute drive from Peña Boulevard and E-470.



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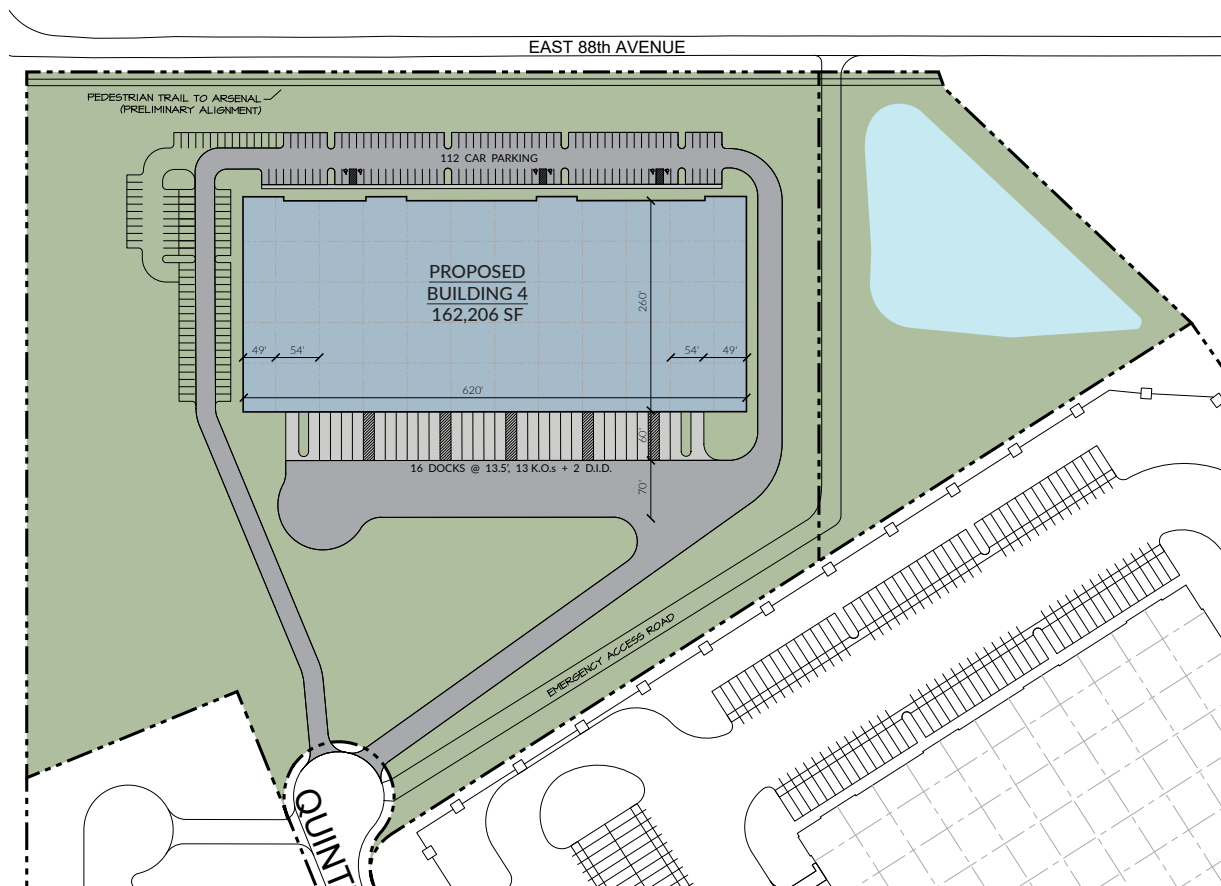
Jim Bolt
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Build-to-Suit For Lease

17010 E 88th Avenue | Nexus at DIA | Commerce City, CO
±162,206 SF Class A Industrial Facility



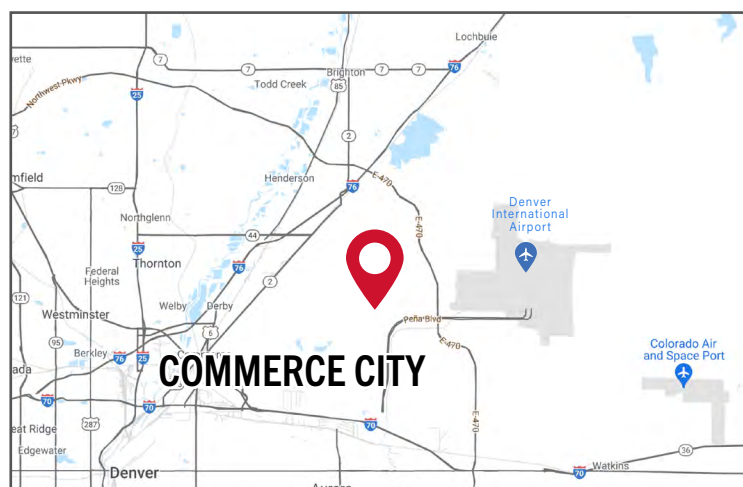
LEARN MORE



FEATURES:

- ±162,206 SF (260' x 620')
- ±2,000 Spec Office
- ±17.81 Acres
- 36' Clear Height
- 16 Dock Doors
- 2 Drive-In Doors
- 112 Car Parking
- ESFR Sprinkler System
- 1600A Electrical Service
- LED Lighting

Nexus at DIA is uniquely close to Denver International Airport and to significant hubs for both UPS and FedEx. The property is less than a two minute drive from Peña Boulevard and E-470.



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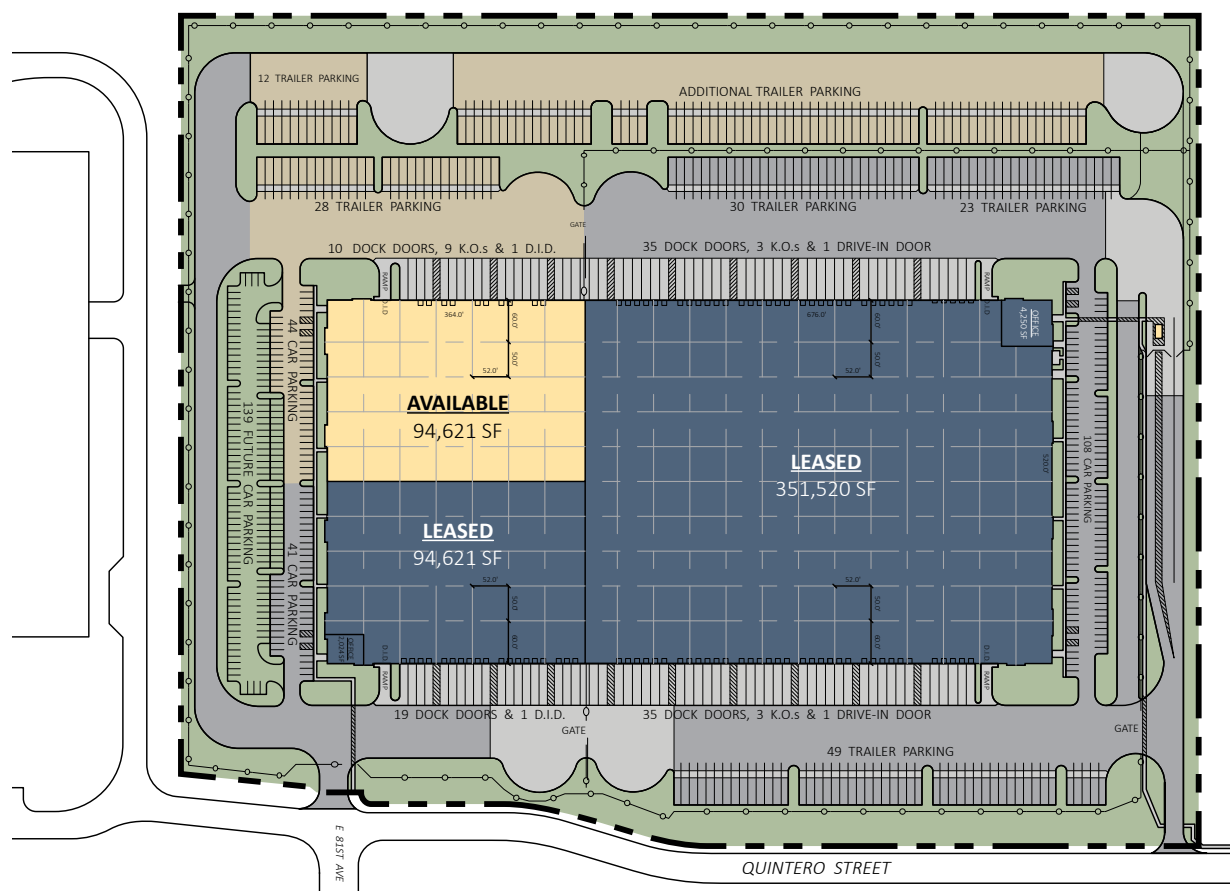
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Available For Lease

8251 Quintero Street | Nexus at DIA | Commerce City, CO
±540,800 SF Class A Industrial Facility



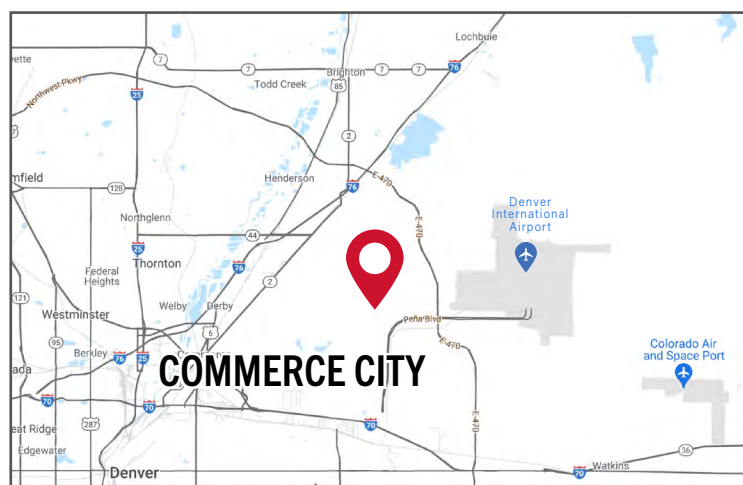
LEARN MORE



FEATURES:

- ±94,621 SF (364' x 260')
- ±4,089 SF Office Spaces
- 36' Clear Height
- 52' x 50' Column Spacing
- 19 Exterior Docks
- 1 Drive-in Door
- 109 Trailer Parking
- 145' Truck Court
- ESFR Sprinkler System
- 600A Electrical Service

Nexus at DIA is uniquely close to Denver International Airport and to significant hubs for both UPS and FedEx. The property is less than a two minute drive from Peña Boulevard and E-470.



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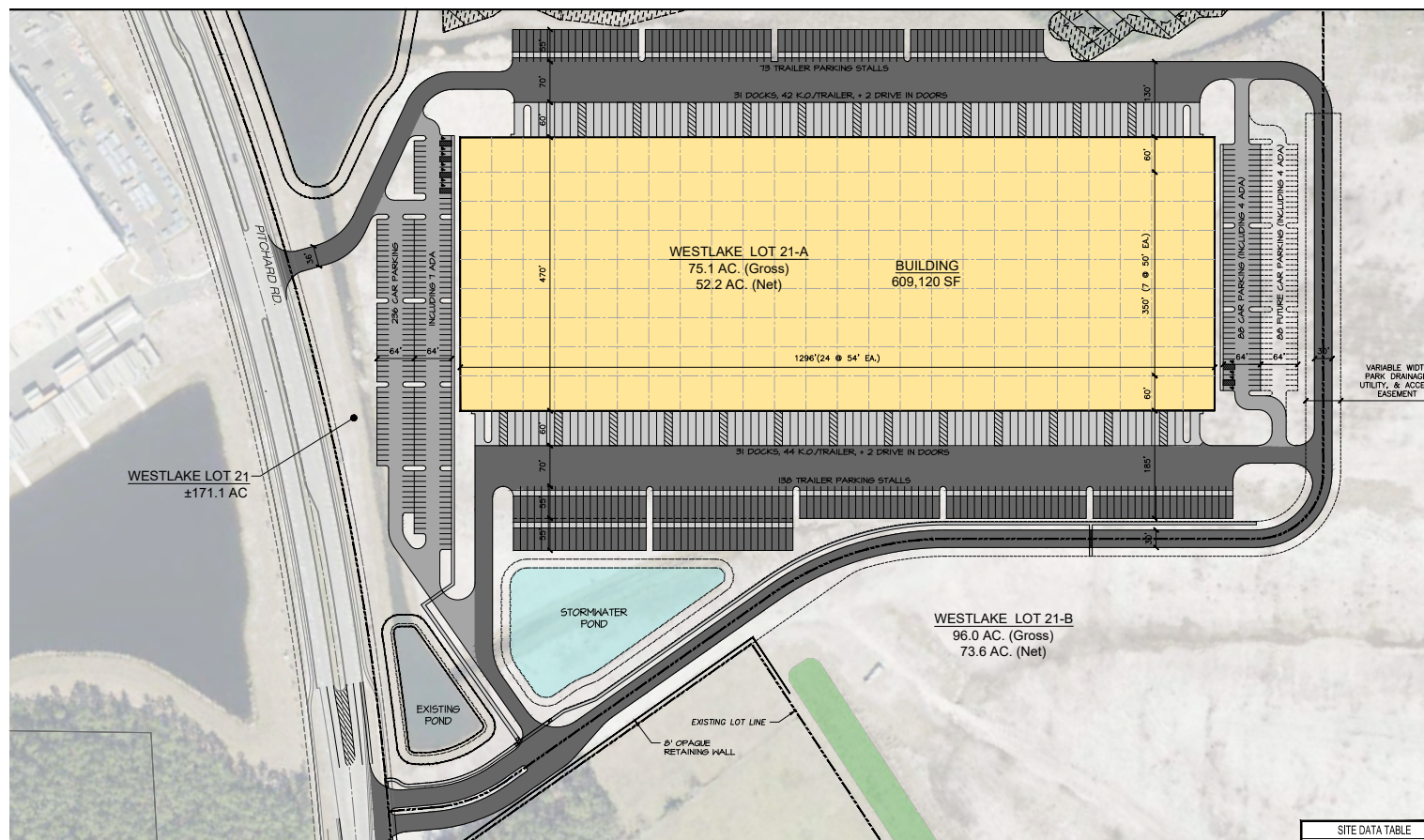
james.bolt@cbre.com

Build-to-Suit For Sale / Lease

13522 Pritchard Road | Westlake Industrial Park | Jacksonville, FL
±609,120 SF Class A Industrial Build-to-Suit Opportunity



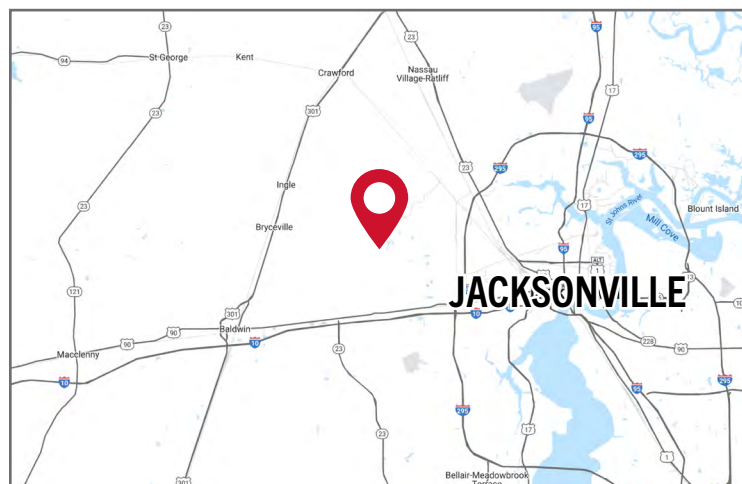
LEARN MORE



FEATURES:

- ±609,120 SF (1,296' x 350')
- ±2,000 Spec Office
- ±75.1 Acres
- 40' Clear Height
- 62 Dock Doors
- 4 Drive-In Doors
- 324 Car Parking
- 211 Trailer Parking
- ESFR Sprinkler System

Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75



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Guy Preston

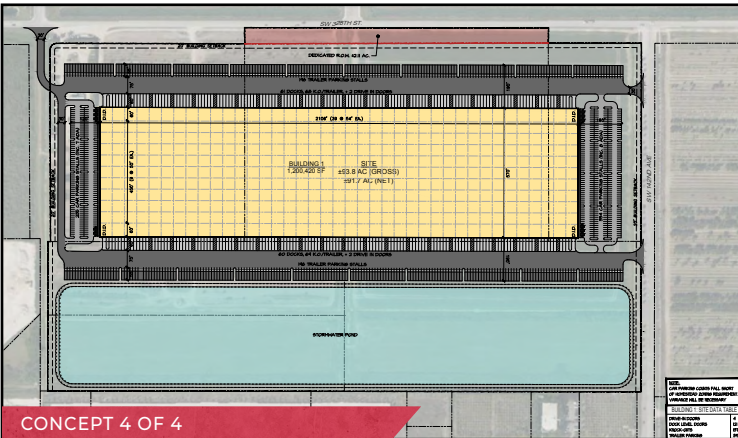
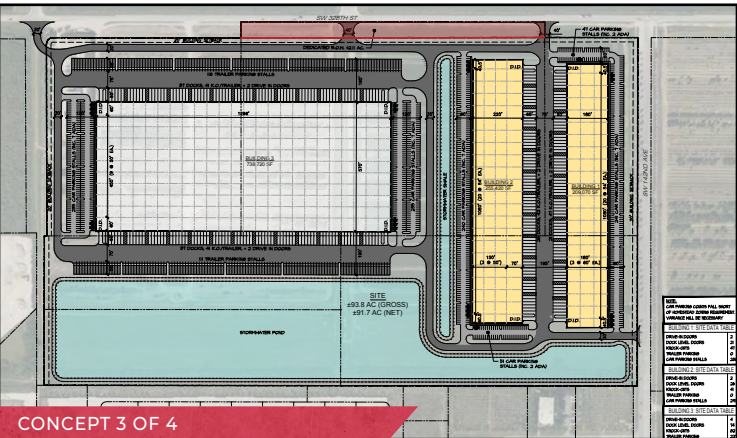
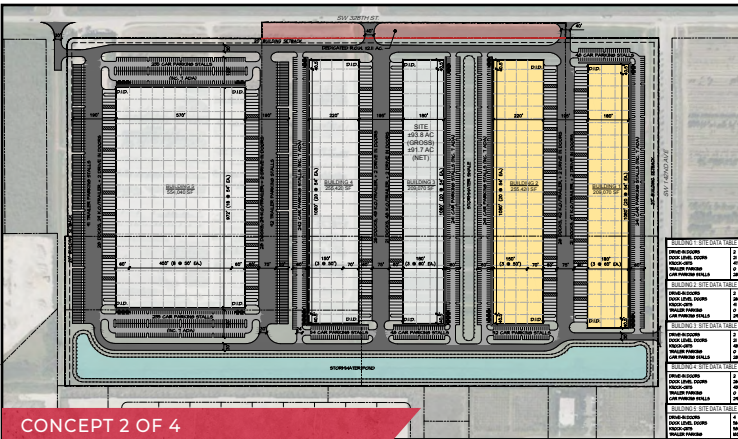
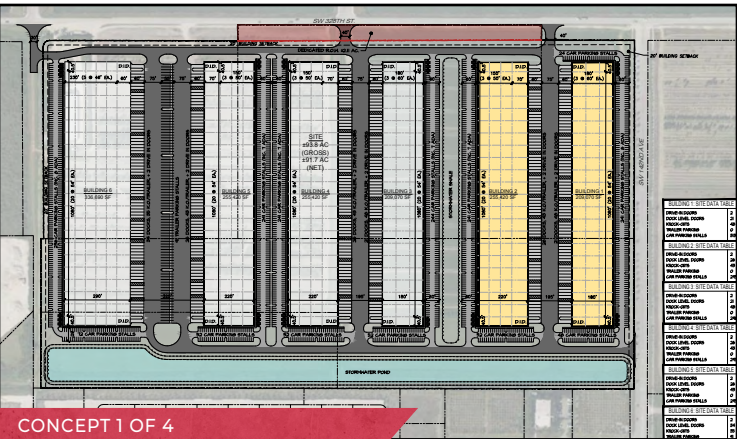
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Build-to-Suit For Lease

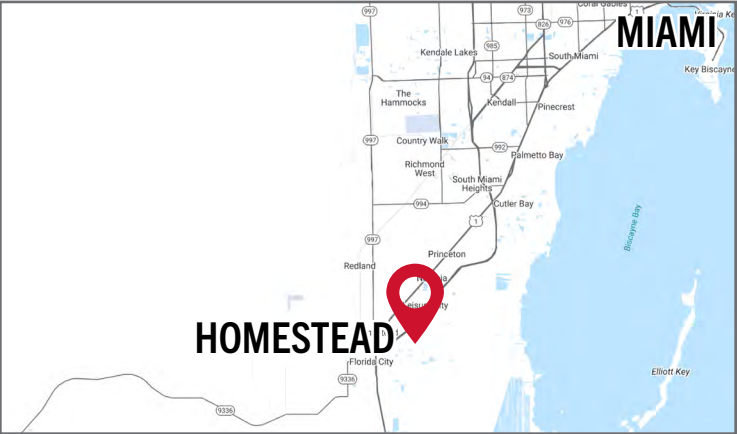
Miami-Dade Logistics Center | Miami, FL
BTS from ±100,000 to ±1,200,000 SF



LEARN MORE



FEATURES: Becknell Industrial is proud to offer premier build-to-suit opportunities on one of the largest remaining industrial development sites in South Florida. Strategically located in the heart of fast-growing South Dade, this site offers immediate access to Florida's Turnpike and unrivaled connectivity to the broader Miami-Dade market. With four optimized site plans showcasing scalable building footprints and flexible configurations, the property is uniquely positioned to meet the evolving needs of logistics, e-commerce, and advanced manufacturing users. Whether you seek to lease or own a Class A, custom-designed facility, Becknell delivers modern solutions tailored to your operational goals. This is your chance to secure a long-term foothold in one of the most supply-constrained industrial markets in the country.



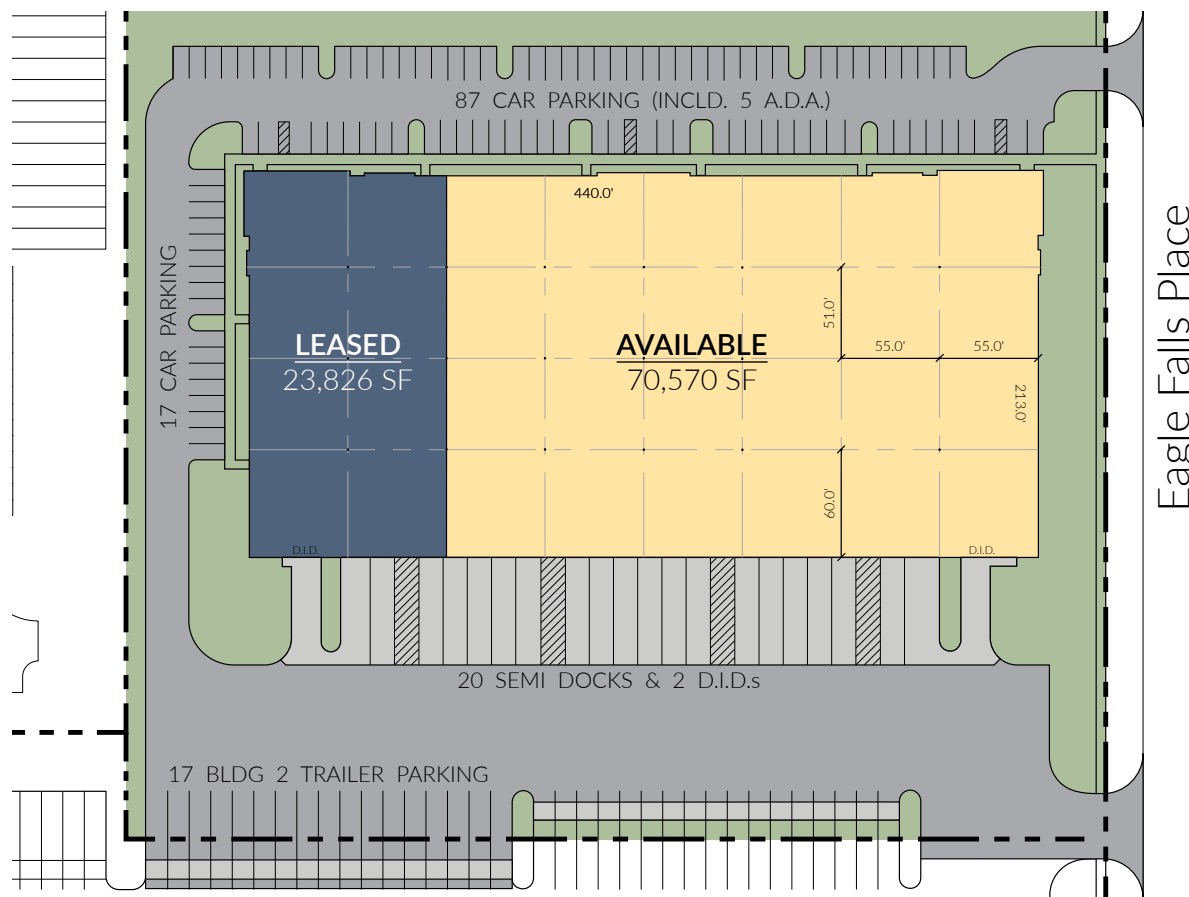
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Available For Lease

4527 Eagle Falls Place | Madison Business Center | Tampa, FL
±70,570 SF Class A Industrial Opportunity

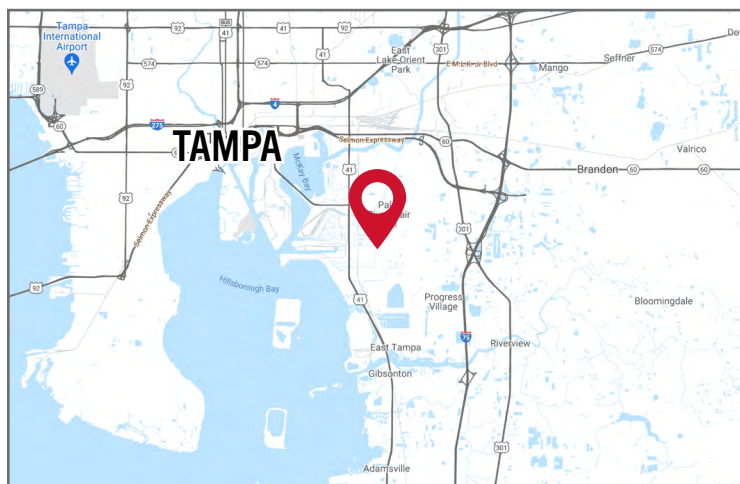


LEARN MORE



FEATURES:

- ±70,570 SF (213' x 330')
- ±788 Office
- ±6.0 Acres
- 32' Clear Height
- 16 Dock Doors
- 1 Drive-In Door
- ESFR Sprinkler System
- 400A 277/480V 3-Phase
- 8.0 miles to Tampa CBD
- 14.2 miles to Tampa Intl Airport
- 7.3 miles to Port Tampa Bay



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Lisa Ross, SIOR

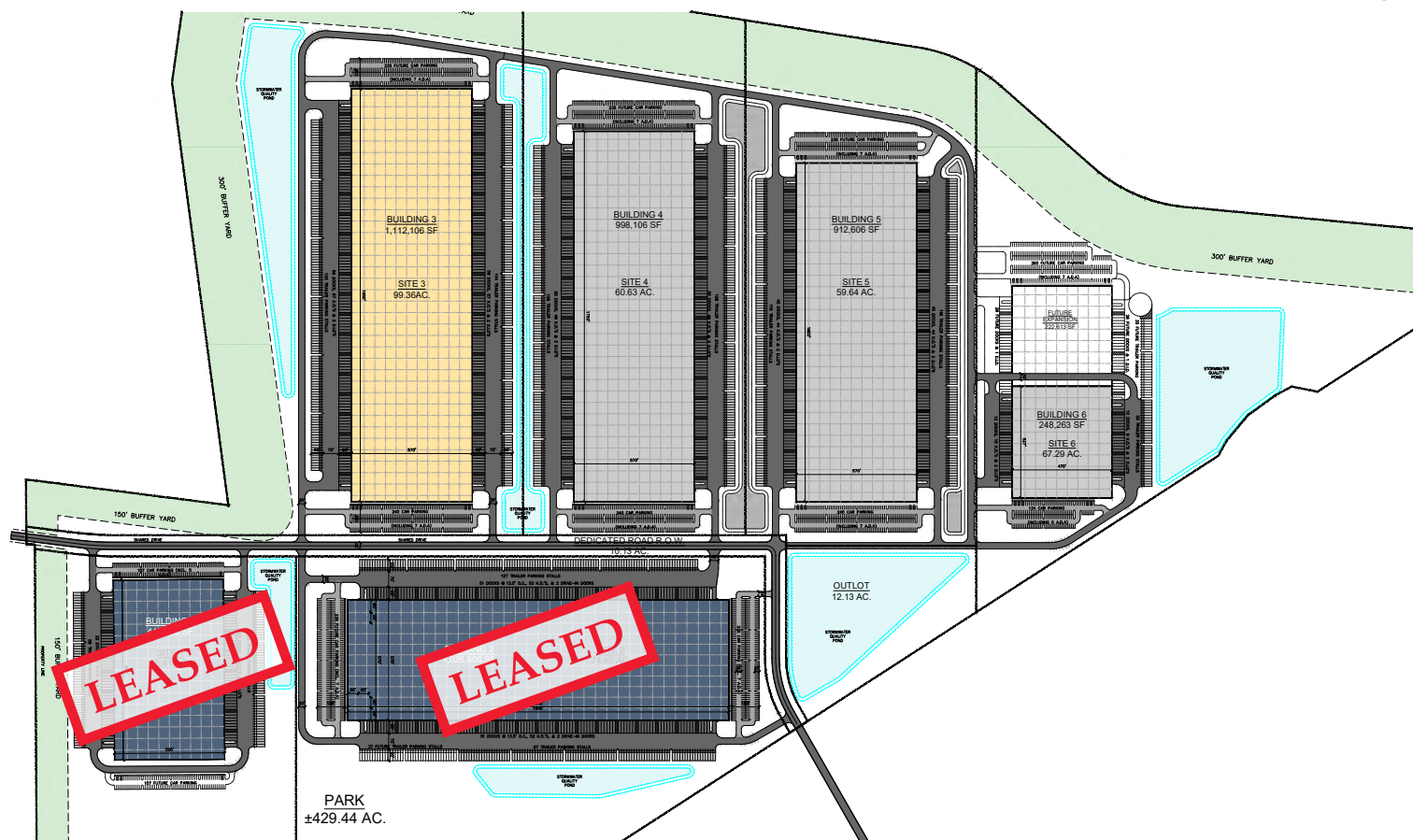
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Available For Lease

1301 Logistics Pkwy | Old Augusta Commerce Center | Savannah, GA
±1,112,108 SF Class A Industrial Facility



LEARN MORE



- ±1,112,108 SF
- ±2,012 SF Spec Office
- ±99.36 Acres
- 54' x 50' Column Spacing
- 60' Speed Bay
- 40' Clear
- 226 Exterior Docks
- 4 Drive-In Doors
- 240 Car Parking
- 227 Trailer Parking
- 5 miles to I-95
- 10 miles to Georgia Port Authority
- 11 miles to Savannah/Hilton Head Intl. Airport



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Chris Tomasulo

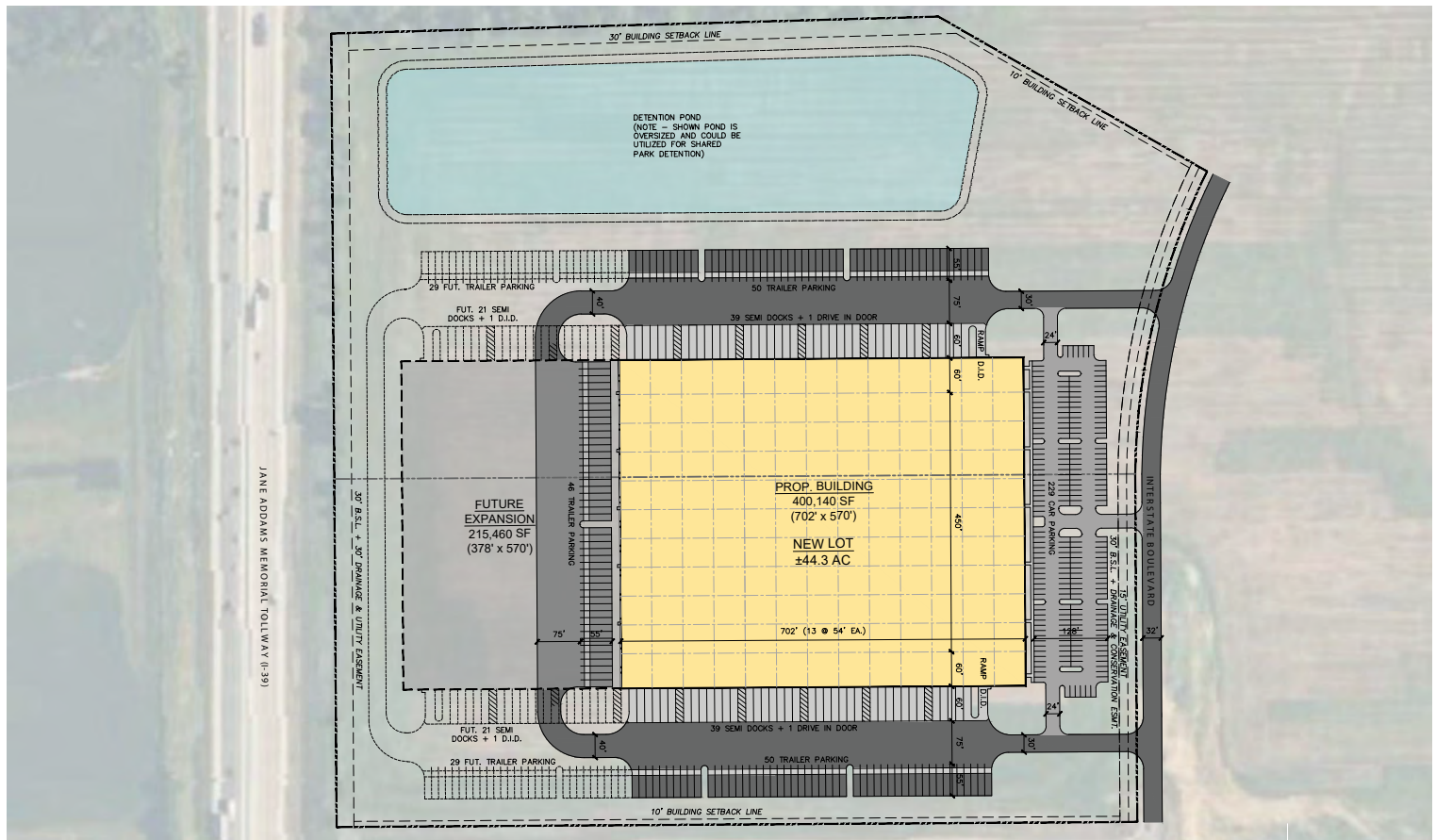
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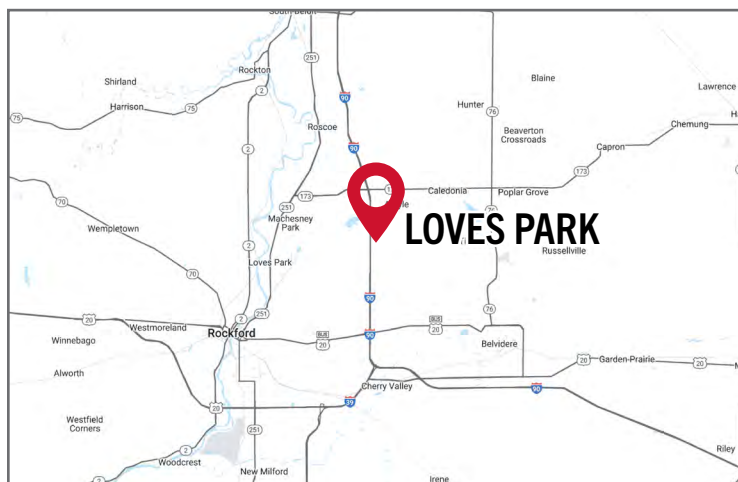
Available For Lease

Interstate Boulevard | Loves Park, IL
±400,140 SF Class A Industrial Facility



FEATURES:

- ±400,140 SF
- ±44.3 Acres
- 54' x 50' Column Spacing
- 60' Speed Bay
- 78 Exterior Docks
- 2 Drive-In Doors
- 229 Car Parking
- 146 Trailer Parking
- 0.9 miles to I-90
- 15.5 miles to Chicago Rockford Int'l Airport



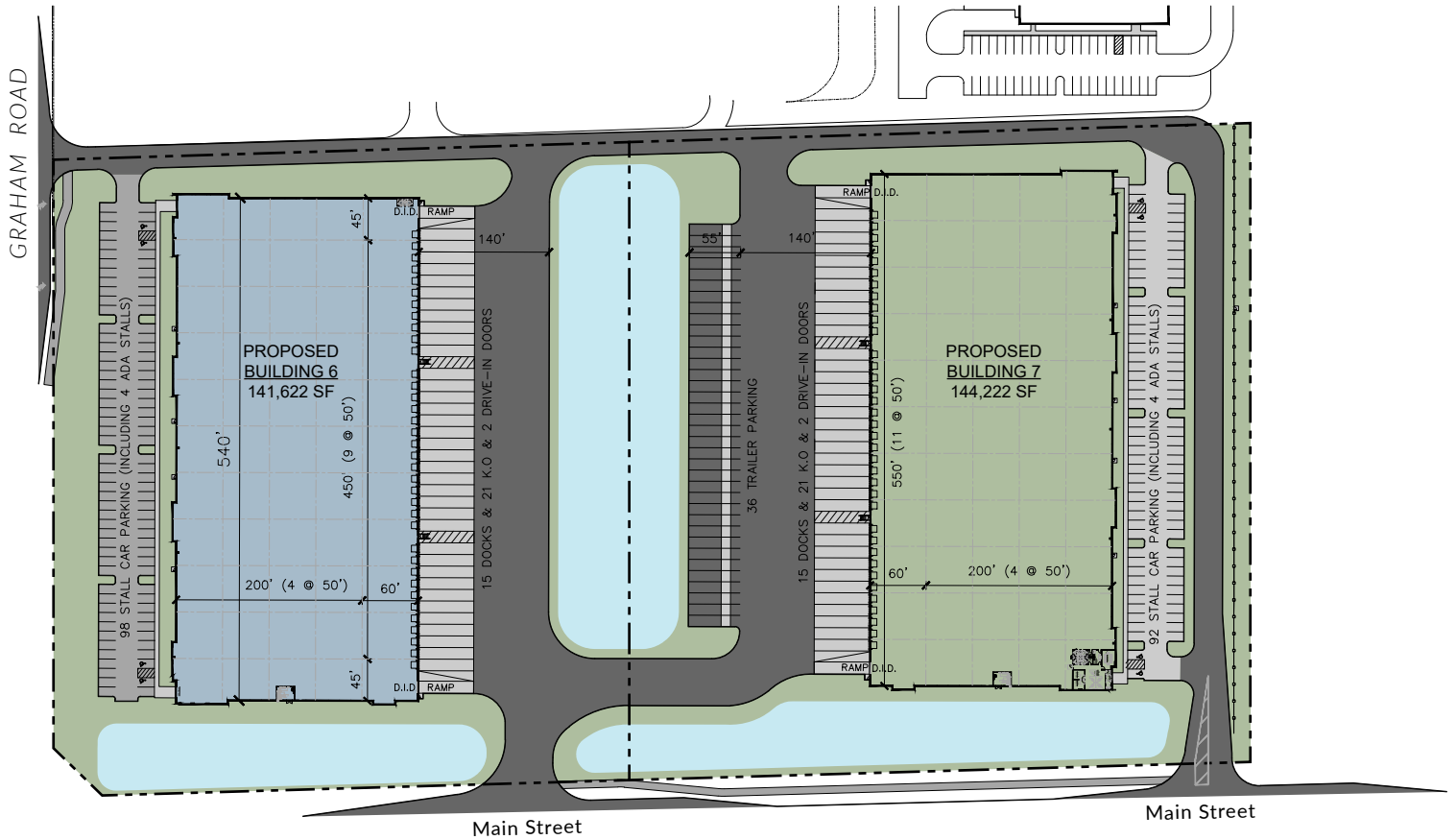
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Build-to-Suit For Lease

2018 Main Street | Southtech Business Park | Greenwood, IN
±141,622 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- Building: ±141,622 SF (540' x 260')
- 15 Docks/ 21 K.O.s / 2 D.I.D.s
- 98 Car Parking
- ESFR Sprinkler System
- Zoned: I-1
- 0.8 miles to I-65
- 10 Year Real Estate Tax Abatement Approved
- Master Park Offering Building Space from 40,000 - 152,000 SF



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Sean McHale, SIOR

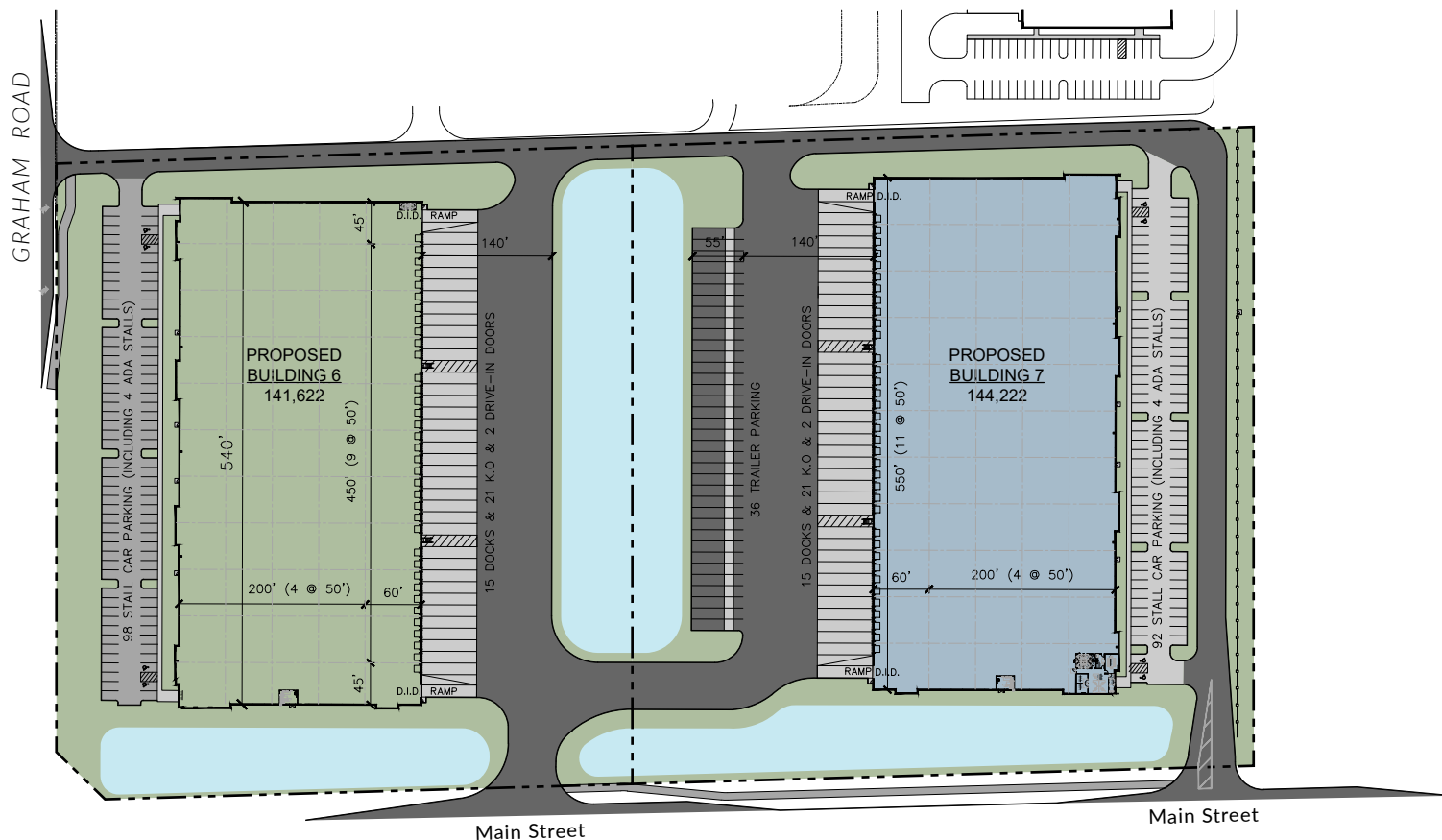
Principal
Avison Young
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Build-to-Suit For Lease

2232 Main Street | Southtech Business Park | Greenwood, IN
144,222 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- Building: ±144,222 SF (550' x 260')
- 15 Docks / 21 K.O.s / 2 D.I.D.s
- 92 Car Parking
- ESFR Sprinkler System
- Zoned: I-1
- 0.8 miles to I-65
- 10 Year Real Estate Tax Abatement Approved
- Master Park Offering Building Space from 40,000 - 152,000 SF



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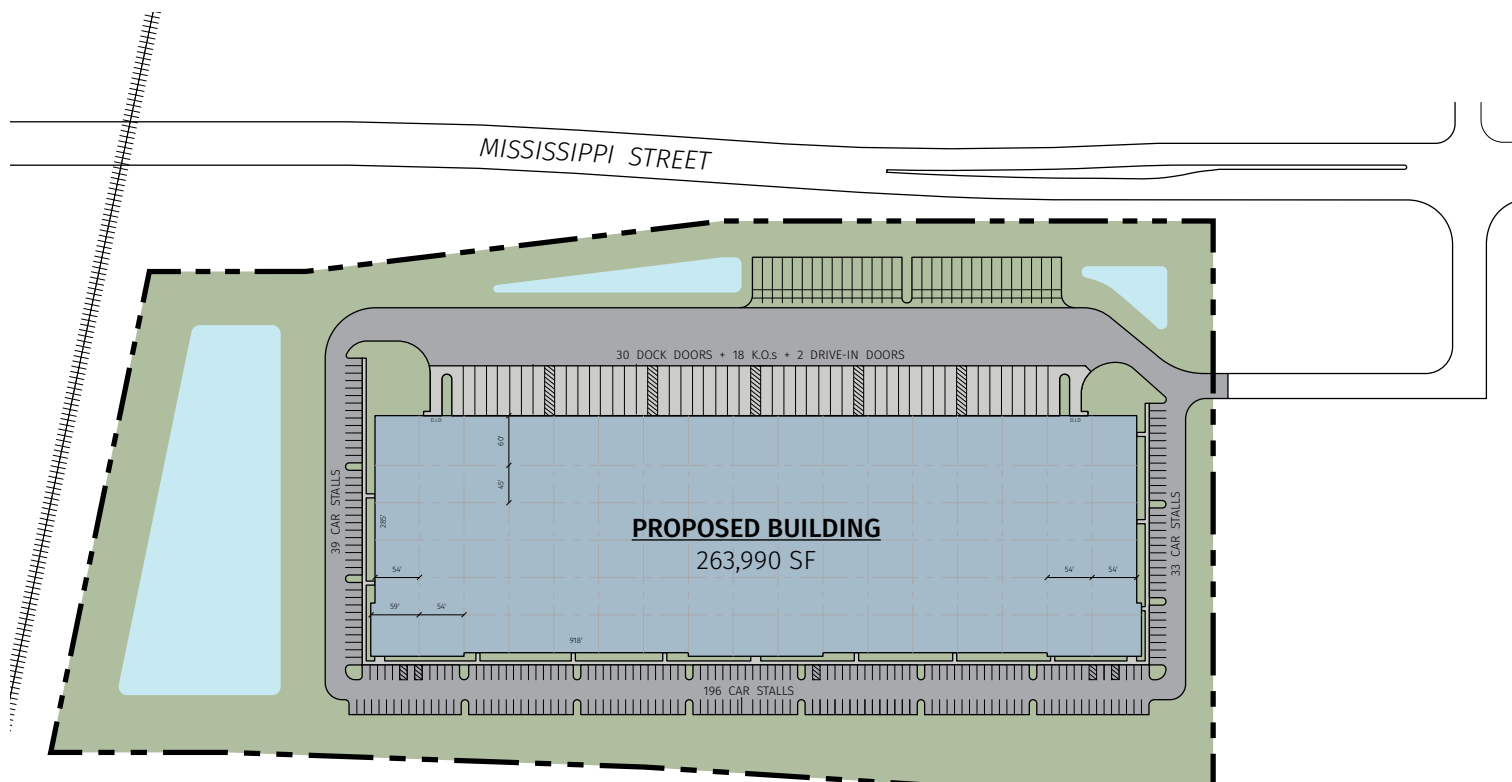
Principal
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Build-to-Suit For Lease

6800 Mississippi Street | Northwind Crossings | Merrillville, IN
±263,990 SF Class A Distribution Center



LEARN MORE



FEATURES:

- ±263,990 SF (918' x 285')
- Build-to-Suit Office
- Zoned: Industrial
- 32' Clear Height
- 54' x 45' Column Spacing
- 26 Exterior Docks
- 2 Drive-In Doors
- 268 Car Parking
- 400A Electrical Service
- ESFR Sprinkler System
- 25 Miles to City of Chicago
- Immediate Access to I-65, 4 Miles to I-80



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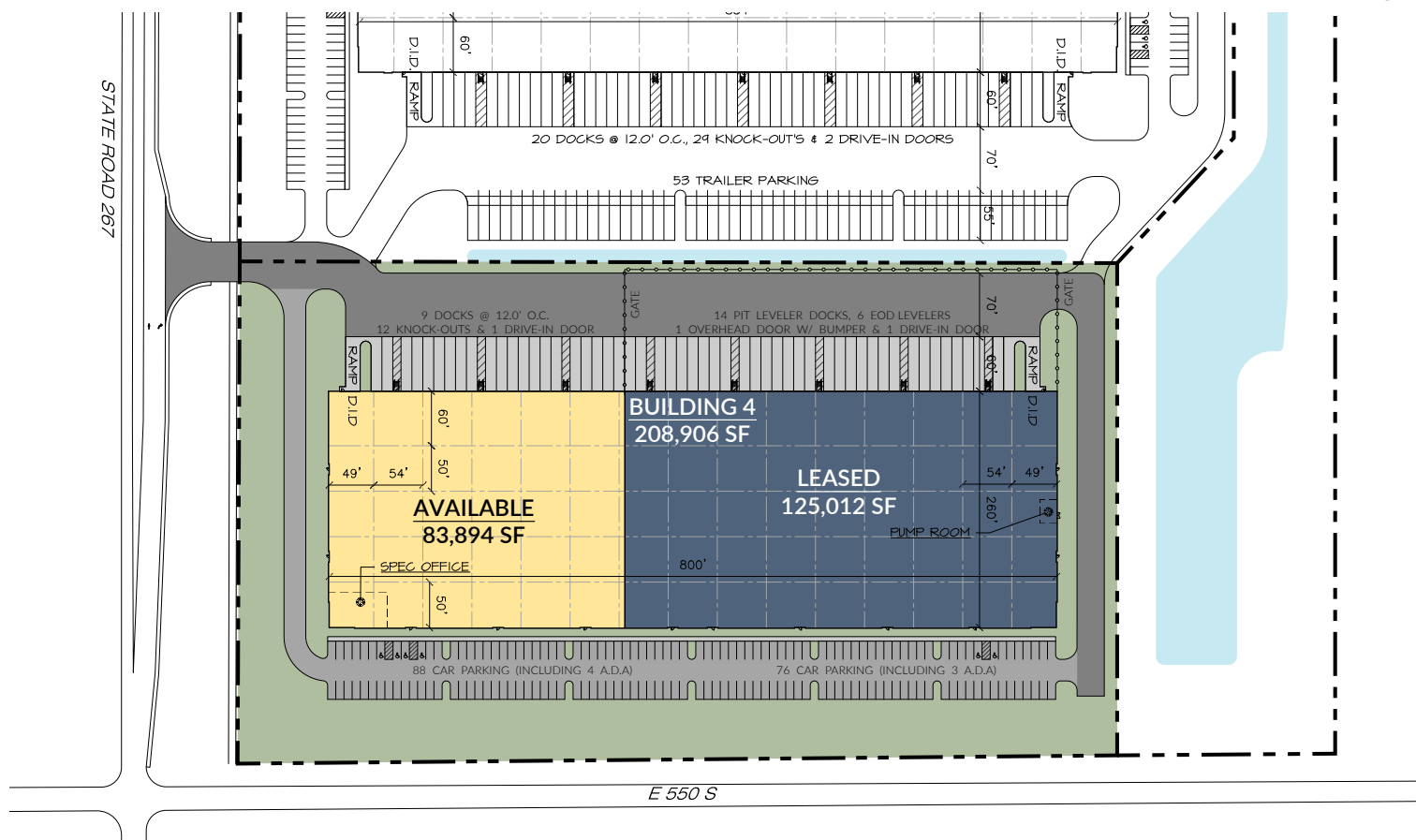
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Available For Lease

5433 State Road 267 | 267 Industrial Park | Whitestown, IN
±208,906 SF Facility



LEARN MORE



FEATURES:

- ±83,894 SF (260' x 320')
- ±2,504 SF Spec Office
- Zoned: I-1
- 50' x 54' Column Spacing
- 32' Clear Height
- 9 Dock Doors
- 1 Drive-In Doors
- 88 Car Parking
- 12 K.O.'s / Trailer Parking
- 1,200A Electrical Service
- Easy Access to I-65
- Located Just 25 Miles From the Indianapolis International Airport
- Convenient Access to the Whitestown Connector Bus Service



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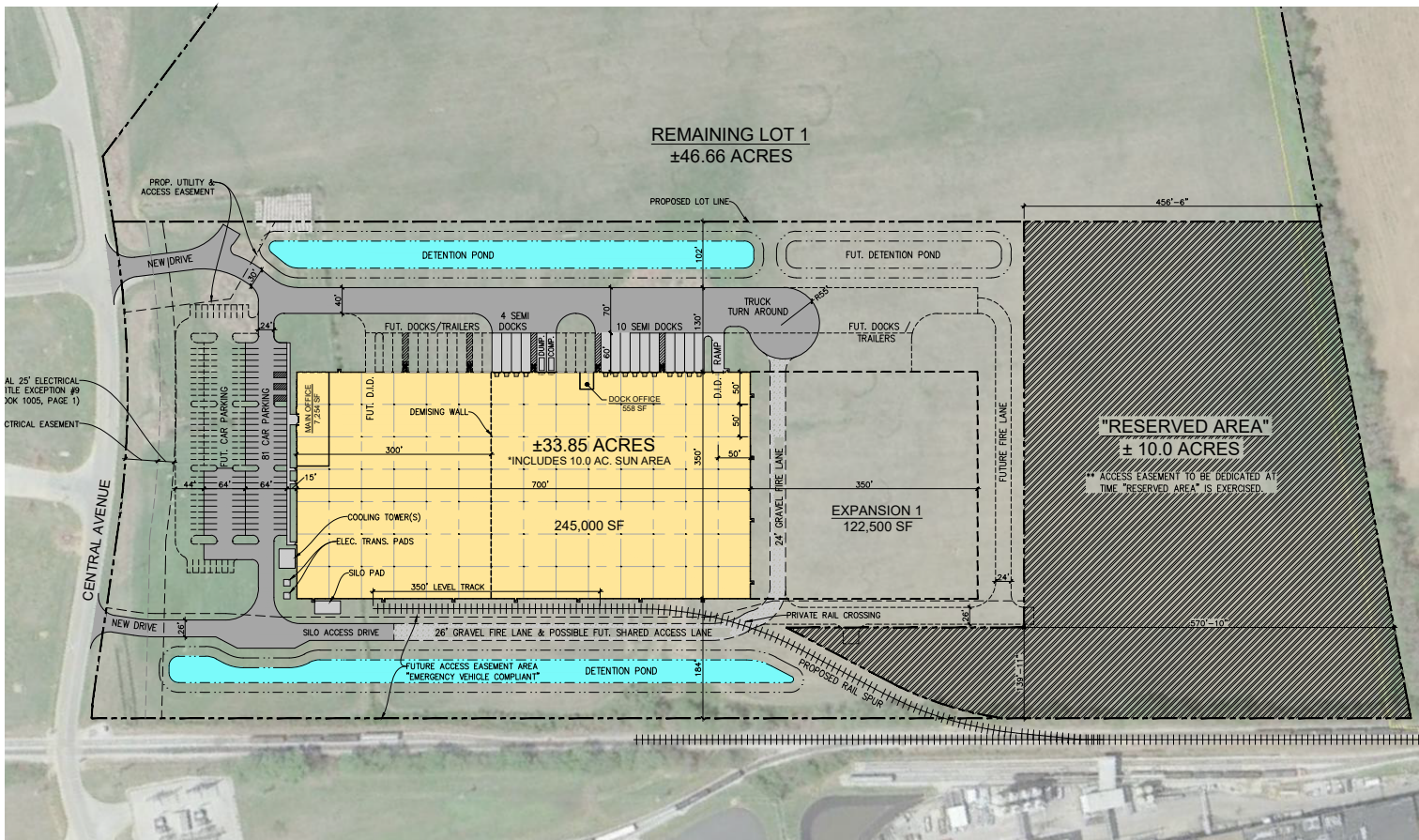
Michael Weishaar
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Available For Lease

496 Central Avenue | Bowling Green, KY
±245,000 SF Facility



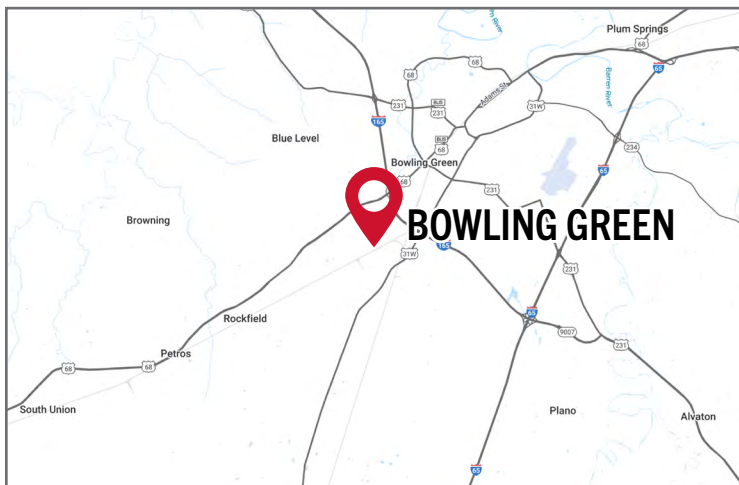
LEARN MORE



FEATURES:

- ±245,000 SF (700' x 350')
- ±5,000 SF Office
- 50' x 50' Column Spacing
- 32' Clear Height
- 14 Dock Doors
- 2 Drive-In Doors
- 81 Car Parking
- 2,000A Electrical Service

This ±245,000 SF tilt-up concrete industrial facility, built in 2015, features 32' clear heights, office space, modern utilities, and expansion capability of ±122,500 SF to accommodate large-scale distribution and manufacturing needs.



Matt Neumann

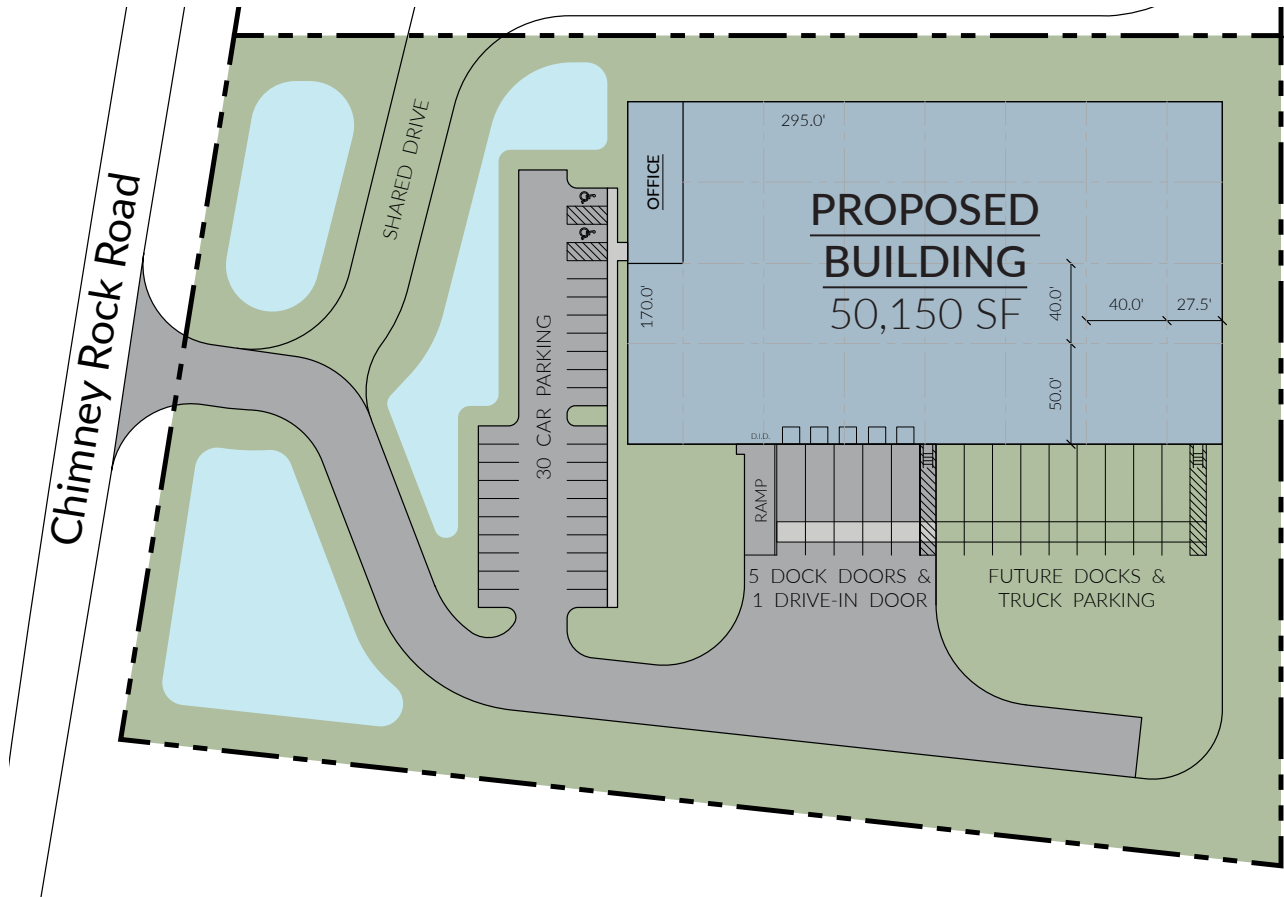
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Build-to-Suit For Lease

765 Chimney Rock Road | Greensboro, NC
±50,150 SF Class A Single Tenant Industrial Facility

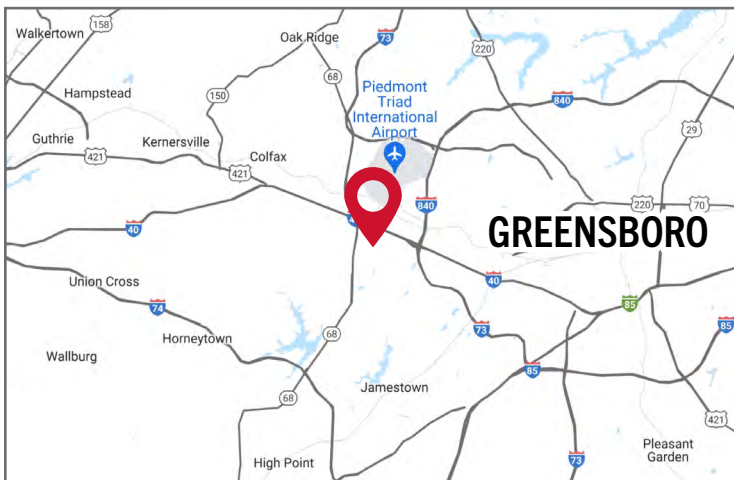


LEARN MORE



FEATURES:

- ±50,150 SF
- ±2,160 SF Office Space
- 24' Clear Height
- 5 Exterior Docks
- 1 Drive-In Door
- 30 Car Parking
- 800A Electrical Service
- ESFR Sprinkler System
- Zoned: CU-LI
- Located 1 Mile from Interstate 40
- Convenient Access to Piedmont Triad Intl Airport
- Located in the Triad's Largest Industrial Submarket



Pete Anderson

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Spencer Yorke

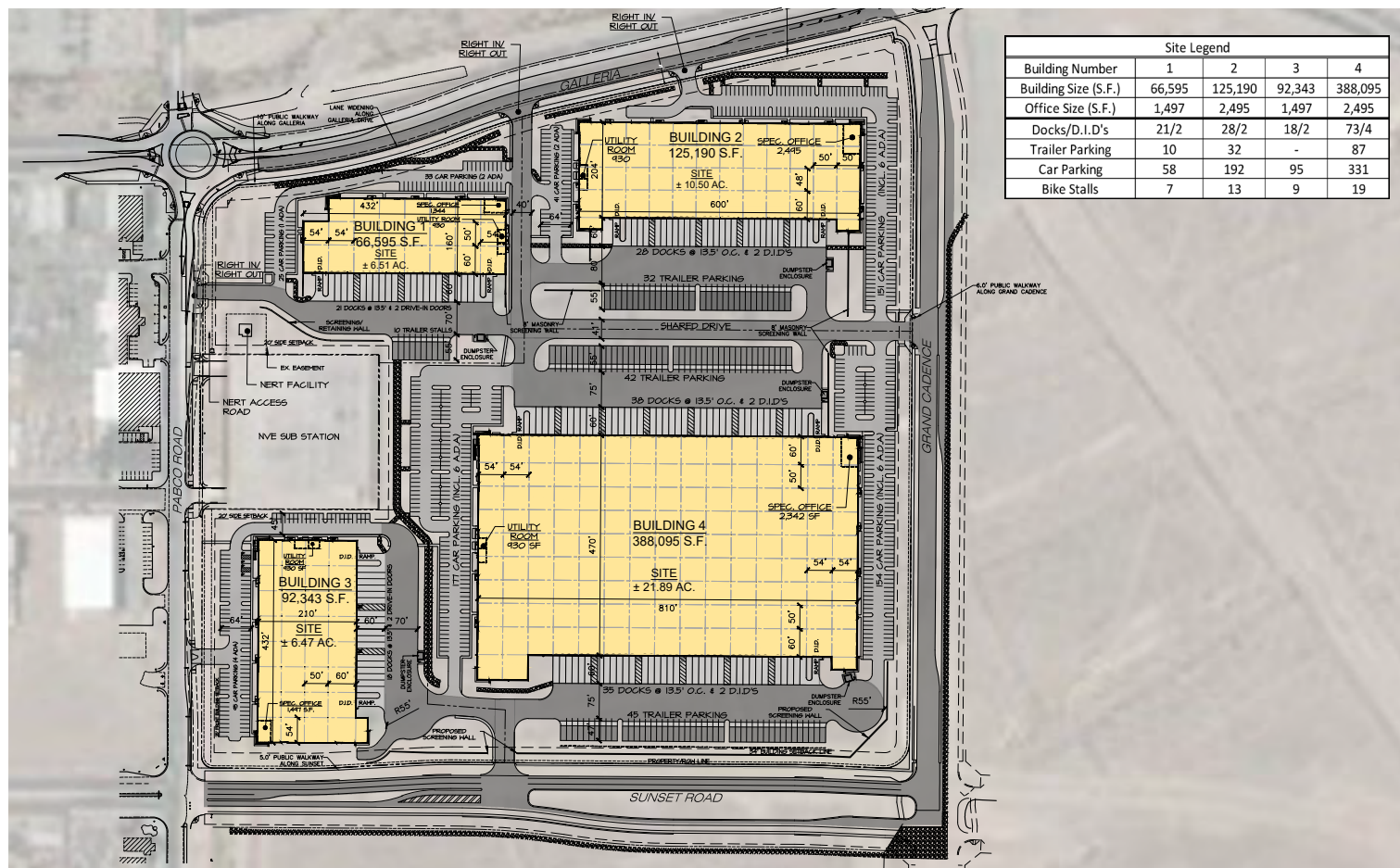
Managing Director
JLL
T: 704.927.3004
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Available For Lease

Becknell Galleria | Galleria Drive and Pabco Road | Henderson, NV
±66,595 SF - ±388,095 SF Class A Industrial Buildings



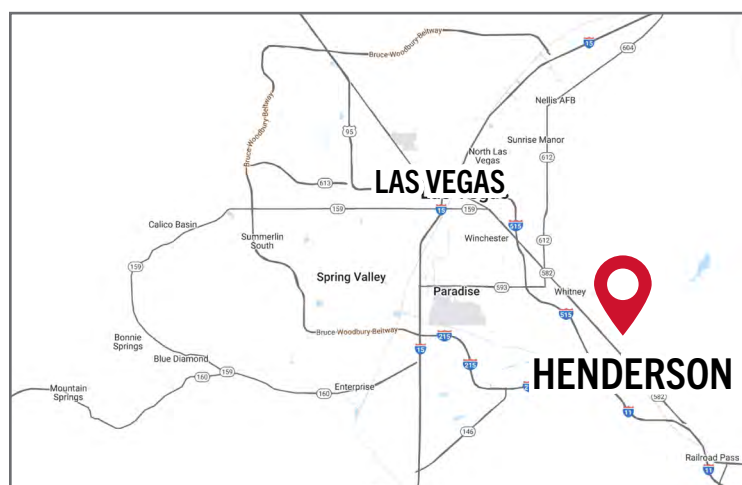
LEARN MORE



FEATURES:

- Class A Warehouse/Distribution Product
- ±672,223 Total SF
- Situated on ±45.39 Acres
- ESFR Fire Suppression System
- Dock and Grade Loading
- Full AC Warehouse

Conveniently located in the Henderson Submarket, this project provides excellent connectivity to US-93 via Galleria Drive and is less than ±4.3 miles to the California border.



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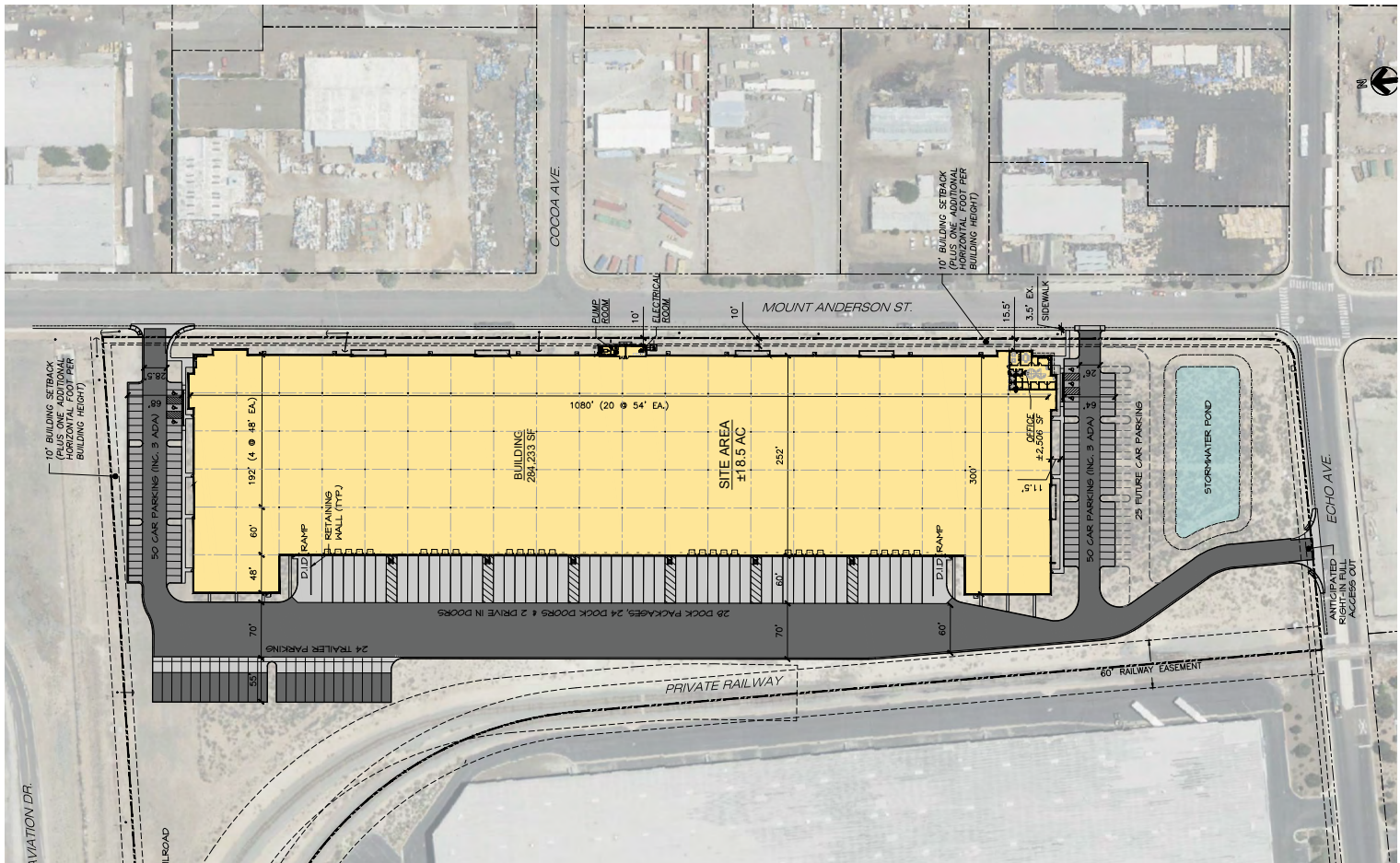
Dan Doherty
Vice Chairman
Colliers
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dan.doherty@colliers.com

Available For Lease

14003 Mount Anderson Street | Mount Anderson at Echo | Reno, NV
±284,233 SF Class A Modern Bulk Distribution Facility



LEARN MORE



FEATURES:

- ±284,233 SF (192' x 1080')
- ±2,506 SF Office
- 48' x 54' Column Spacing
- 28 Dock Packages
- 24 Dock Doors
- 2 Drive-In Doors
- 24 Trailer Parking
- 100 Car Parking
- 25 Fut. Car Parking

- The North Valley submarket has close to 55,000 residents within 3 miles and full service amenities.
- Located along US-395 and 7 miles from the I-80 interchange, the primary east-west interstate connecting San Francisco to New York.



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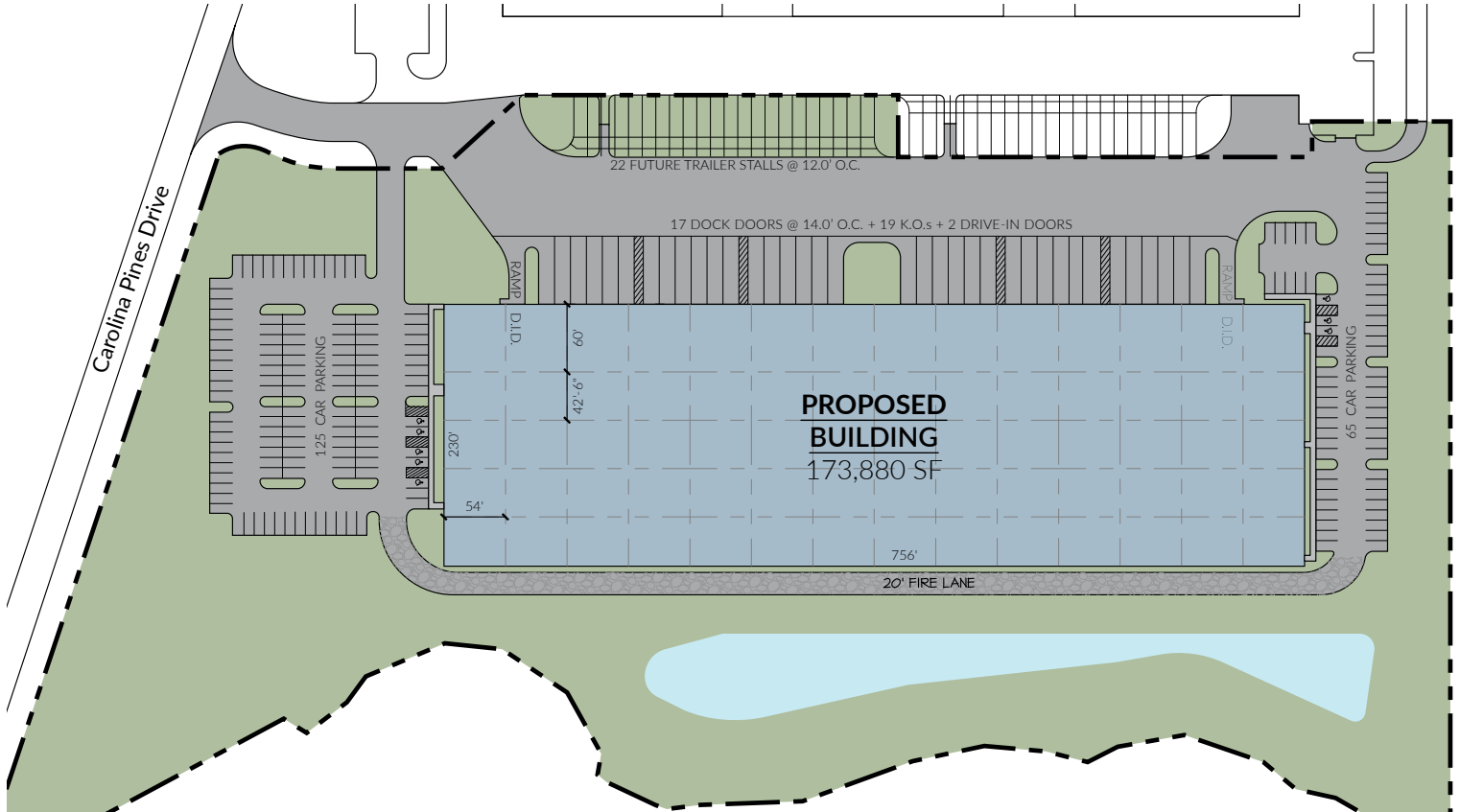
Vice Chair
Cushman & Wakefield
T: 775.470.8855
mike.nevis@cushwake.com

Build-to-Suit For Lease

1003 Carolina Pines Dr | Carolina Pines Indstrl Park | Blythewood, SC
±173,880 SF Class A Industrial Facility



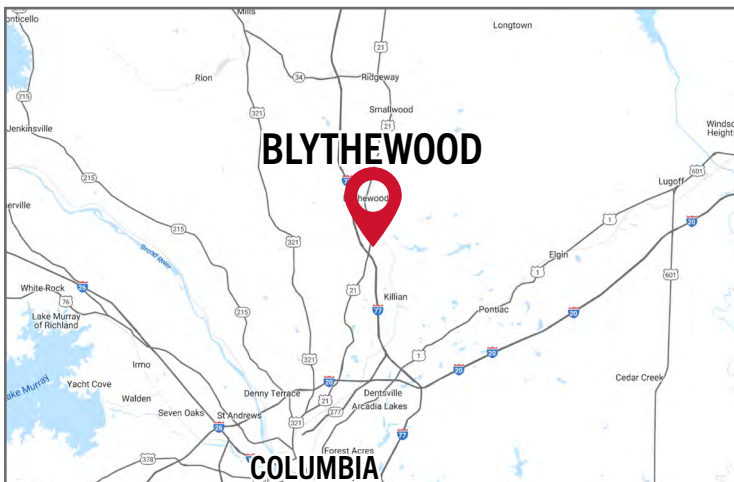
LEARN MORE



FEATURES:

- ±173,880 SF (230' x 756')
- Build-to-Suit Office
- Zoned: M-1
- 42'6" x 54' Column Spacing
- 32' Clear Height
- 17 Equipped Docks
- 2 Drive-In Doors
- 190 Car Parking
- 1600A Electrical Service
- ESFR Sprinkler System

Direct Access to Three Major Interstates & Port Flexibility. Columbia ranks among the top five cities in the nation for interstate connectivity with three interstate highways intersecting within its region; .5 miles from I-77, 7 miles from I-20 and 17 miles from I-26.



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Nick Stomski

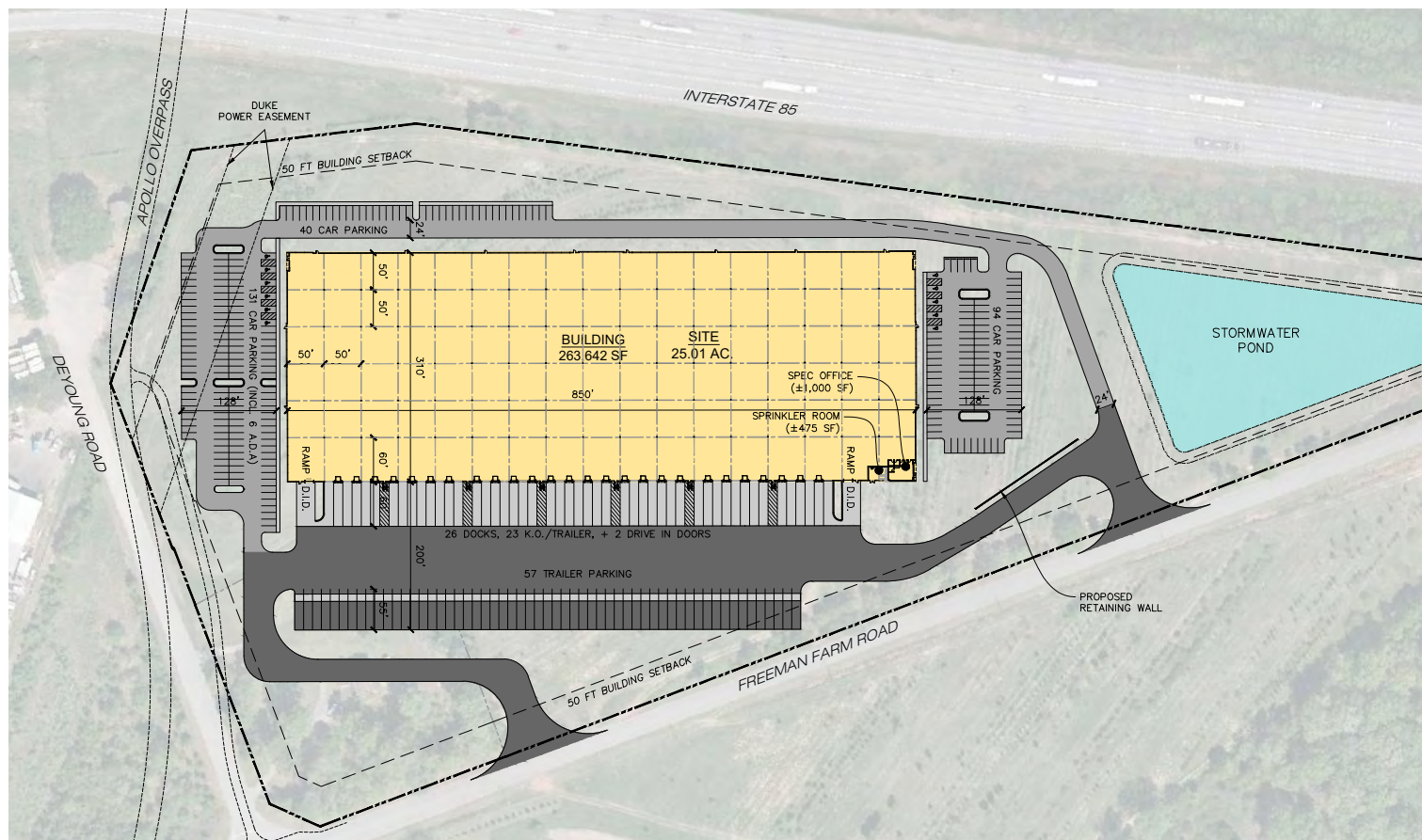
Partner
Trinity Partners
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nstomski@trinitypartners.com

Available For Lease

1080 Freeman Farm Road | Freeman Farms | Greer, SC
±263,642 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- ±263,642 SF (310' x 850')
- ±1,000 SF Spec Office
- 50' x 50' Column Spacing
- 32' Clear Height
- 26 Equipped Docks
- 23 Knock-Outs
- 2 Drive-In Doors
- 264 Car Parking
- 57 Dedicated Trailer Parking
- ESFR Sprinkler System
- Located at I-85 Corridor
- Access to Multiple Interchanges
- Close Proximity to BMW and GSP International Airport



Matt Neumann

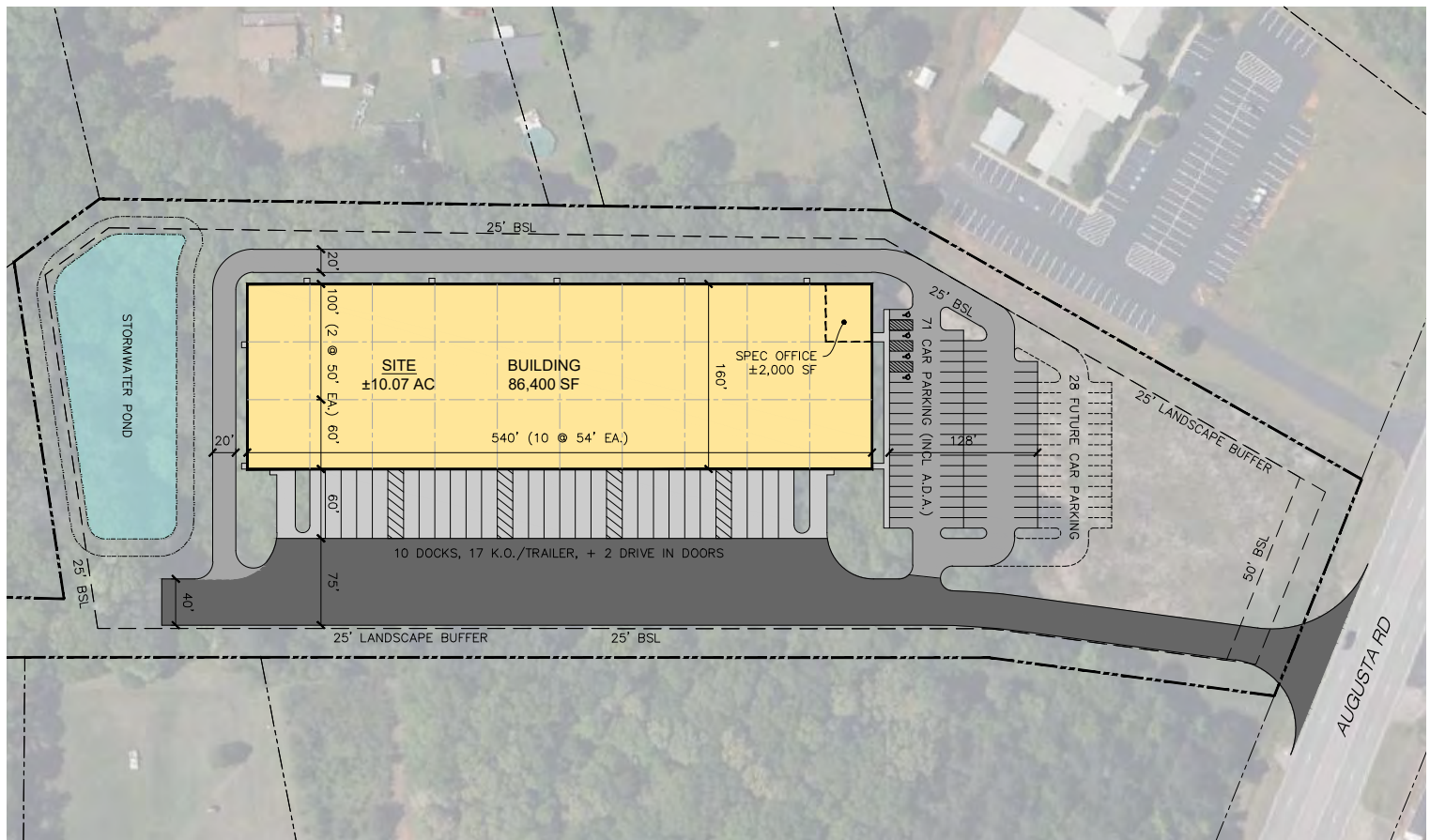
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Elliott Fayssoux, SIOR

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Available For Lease

8336 Augusta Road | Pelzer, SC
±86,400 SF Class A Industrial Facility



FEATURES:

- ±86,400 SF (540' x 160')
- ±2,000 SF Spec Office
- 54' x 50' Column Spacing
- 32' Clear Height
- 10 Docks
- 17 K.O.s/Trailer Parking
- 2 Drive-In Doors
- 71 Car Parking
- 28 Future Car Parking
- ESFR Sprinkler System
- 2.9 miles to I-185
- 3.1 miles to US-25
- 7.5 miles to I-85
- 22.9 miles to GSP International Airport



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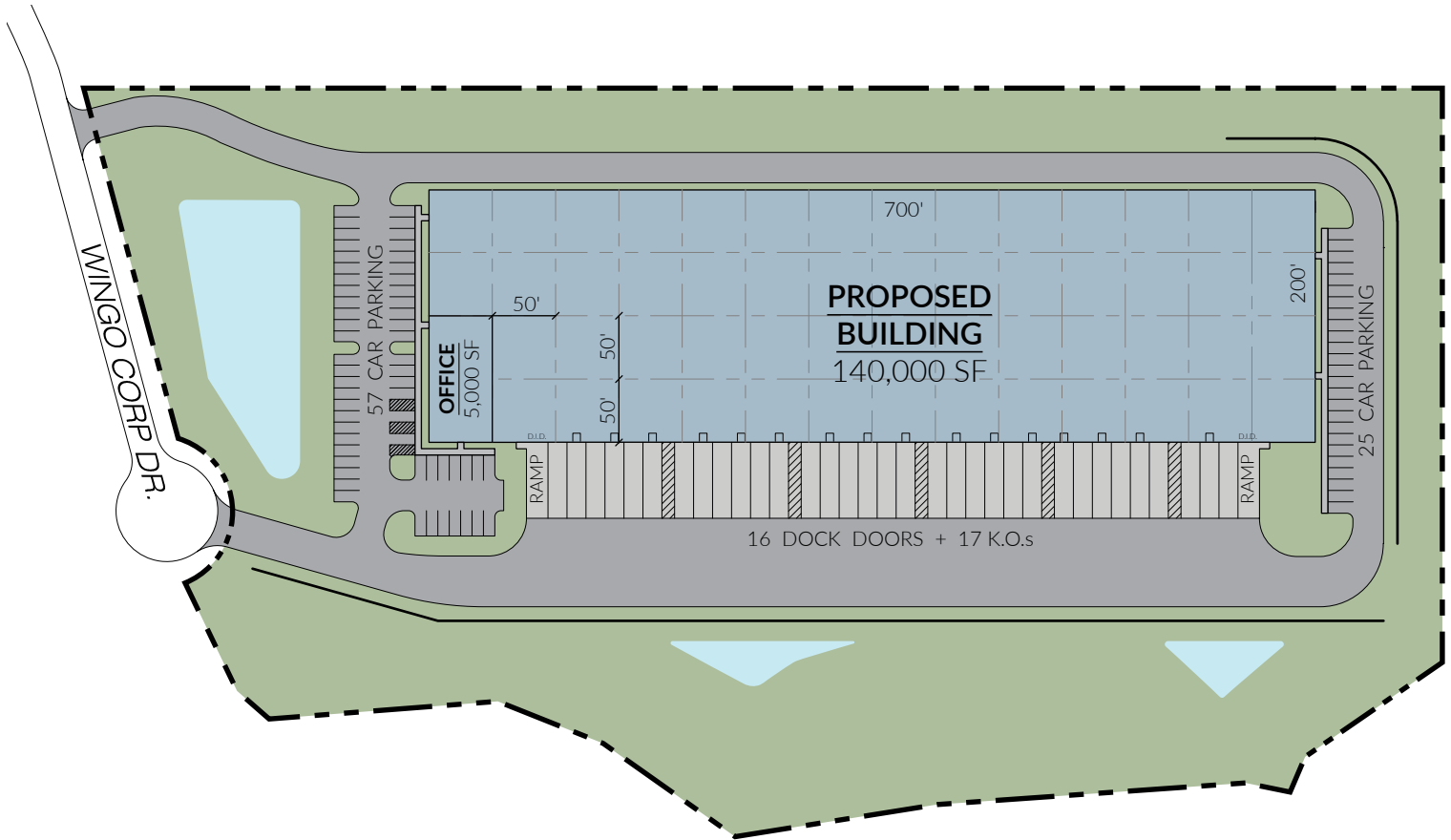
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Proposed Building For Lease

380 Wingo Corporate Drive | Wingo Park | Spartanburg, SC
±140,000 SF



LEARN MORE



FEATURES:

- ±140,000 SF (200' x 750')
- Build-to-Suit Office
- ±11.8 Acres
- 50' x 50' Column Spacing
- 32' Clear Height
- 16 Exterior Docks
- 2 Drive-In Doors
- 82 Car Parking
- 1000A Electrical Service
- ESFR Sprinkler System
- Located at I-26 and I-85 Corridor
- Access to Multiple Interchanges
- Within 1 mile of I-26 and 3 miles to I-85
- Within 13 miles of Inland Port and BMW Assembly Plant



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Kacie Jackson, SIOR

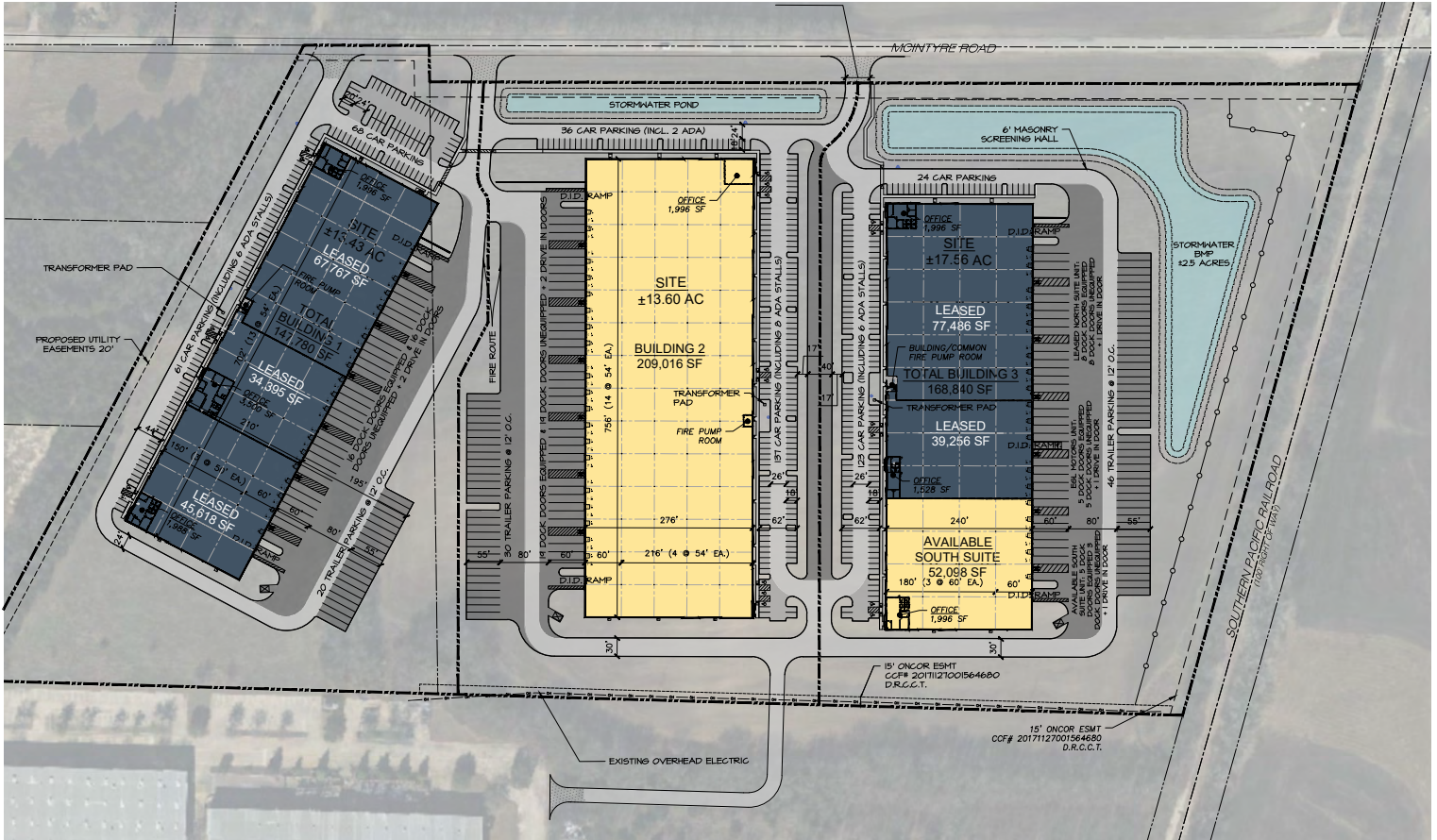
Senior Director
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kaciejackson@cushwake.com

Available for Lease

McKinney Logistics Park | McKinney, TX
±50,000 - 209,000 SF Class A Industrial Buildings



LEARN MORE



BUILDING 2:

- 209,016 SF Available
- ±1,996 SF Office
- 38 Docks / 19 Equipped
- 30 Trailer Parking
- 173 Car Parking

BUILDING 3:

- 52,098 SF Available
- ±1,996 SF Office
- 35 Docks / 18 Equipped
- 46 Trailer Parking
- 147 Car Parking

ACCESS:

- 6.6 miles to SR 121
- 1.5 miles to I-75
- 1 miles to I-380
- 37 miles to DFW Airport
- 4.5 miles to McKinney Airport



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Two Buildings For Lease

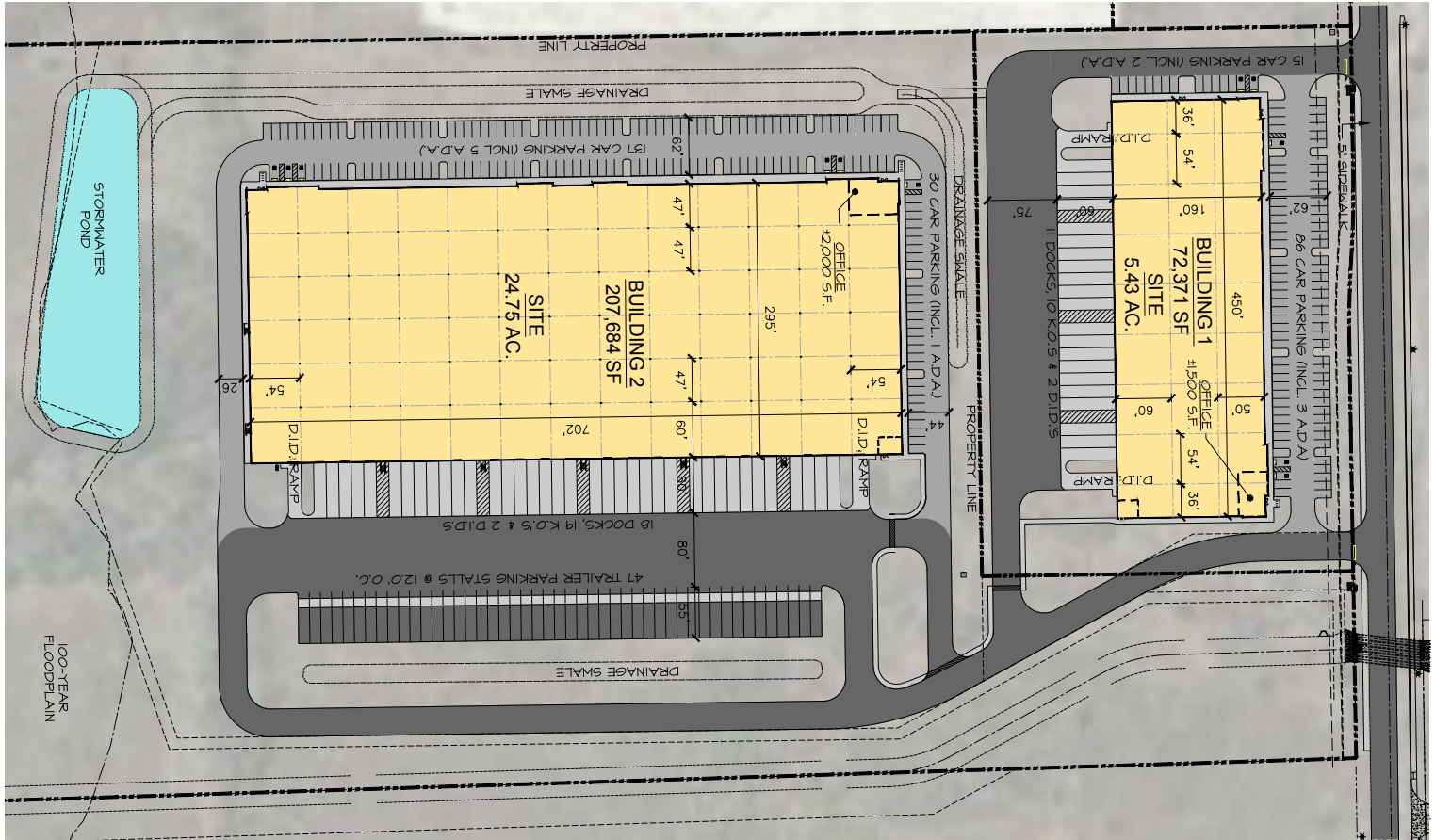
6910 - 6922 Lancer Blvd | Foster Ridge | San Antonio, TX
±72,000 - 207,000 SF Class A Industrial Buildings



6910



6922



BUILDING 1:

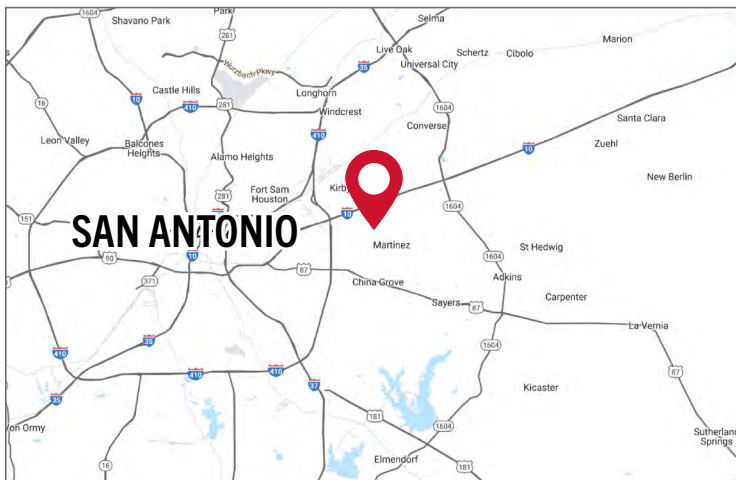
- 72,371 SF (160' x 450')
- ±1,500 SF Office
- 11 Docks / 10 K.O.s
- 50' x 54' Column Spacing
- 86 Car Parking

BUILDING 2:

- 207,684 SF (295' x 702')
- ±2,000 SF Office
- 18 Docks / 19 K.O.s
- 47 Trailer Parking
- 167 Car Parking

ACCESS:

- Within 0.8 miles of I-10
- Within 3.1 miles of I-410



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Ty Bragg

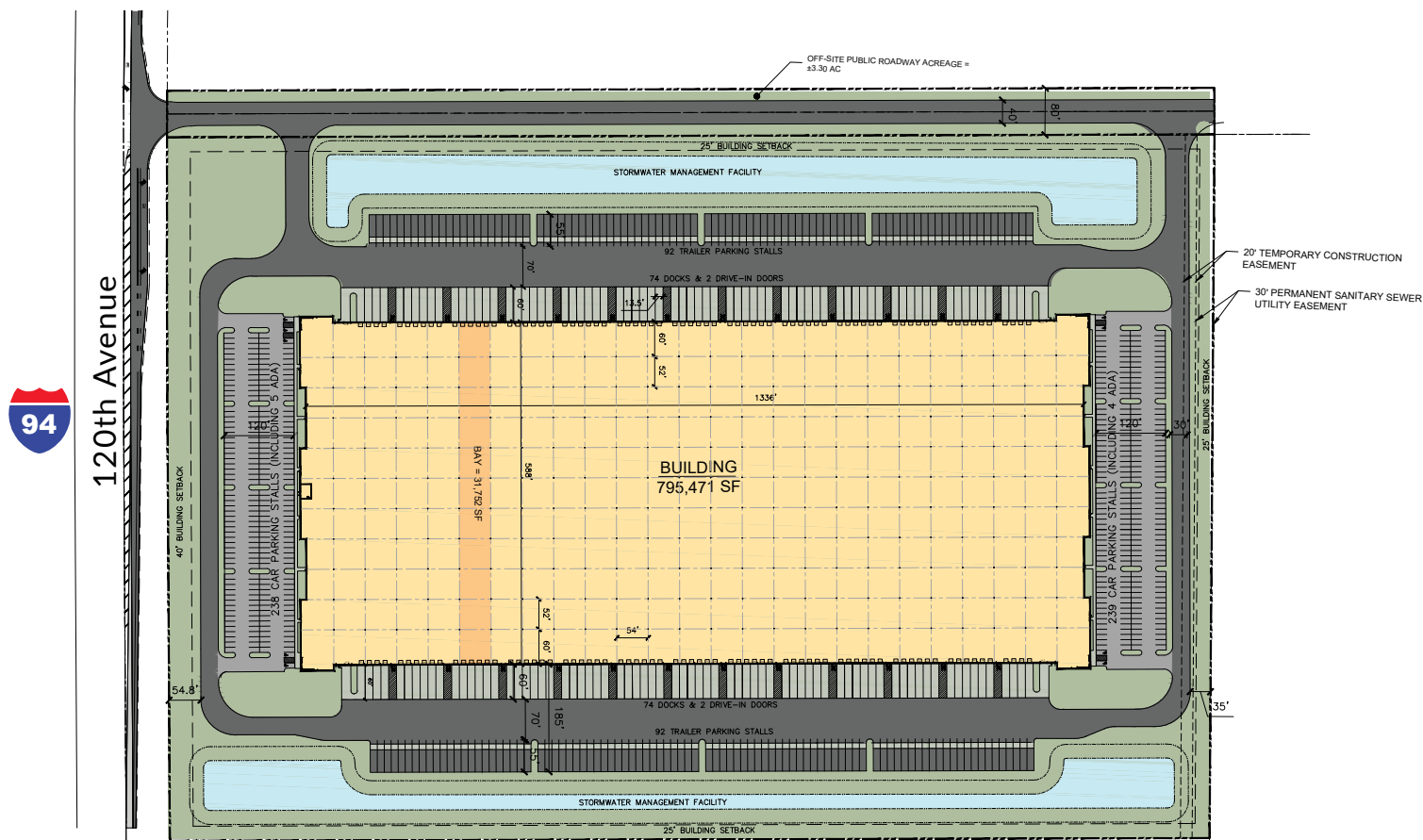
Vice President
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tbragg@cavenderhill.com

Available For Lease

11705 18th Street | Somers Logistics Center | Kenosha, WI
±795,471 SF Class A Modern Bulk Distribution Facility



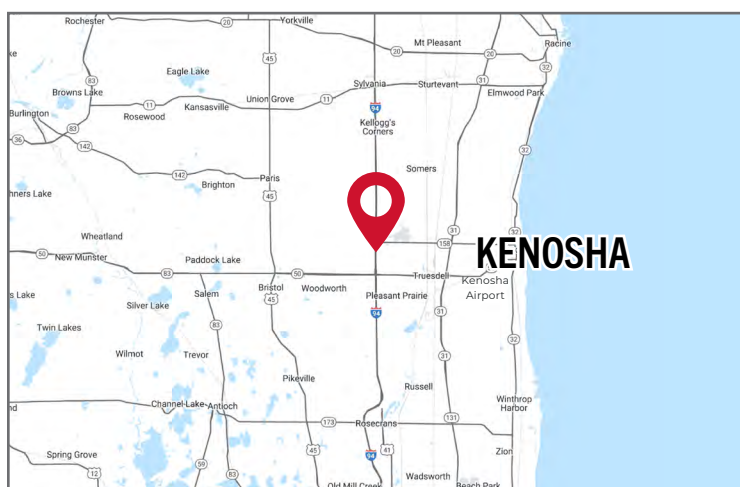
LEARN MORE



FEATURES:

- ±795,471 SF (588' x 1336')
- 40' Clear Height
- 52' x 54' Bay Spacing
- 148 Dock Doors
- 4 Drive-In Doors
- 166 Trailer Parking
- 477 Car Parking
- 4000 Amp Service

- I-94 Frontage
- 0.5 miles to 4-way interchange at I-94 and Highway 142
- 1 mile to 4-way interchange at I-94 and Somers Rd.
- Corporate neighbors include Uline, Trifinity, Amazon
- Strong labor pool and low real estate taxes



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