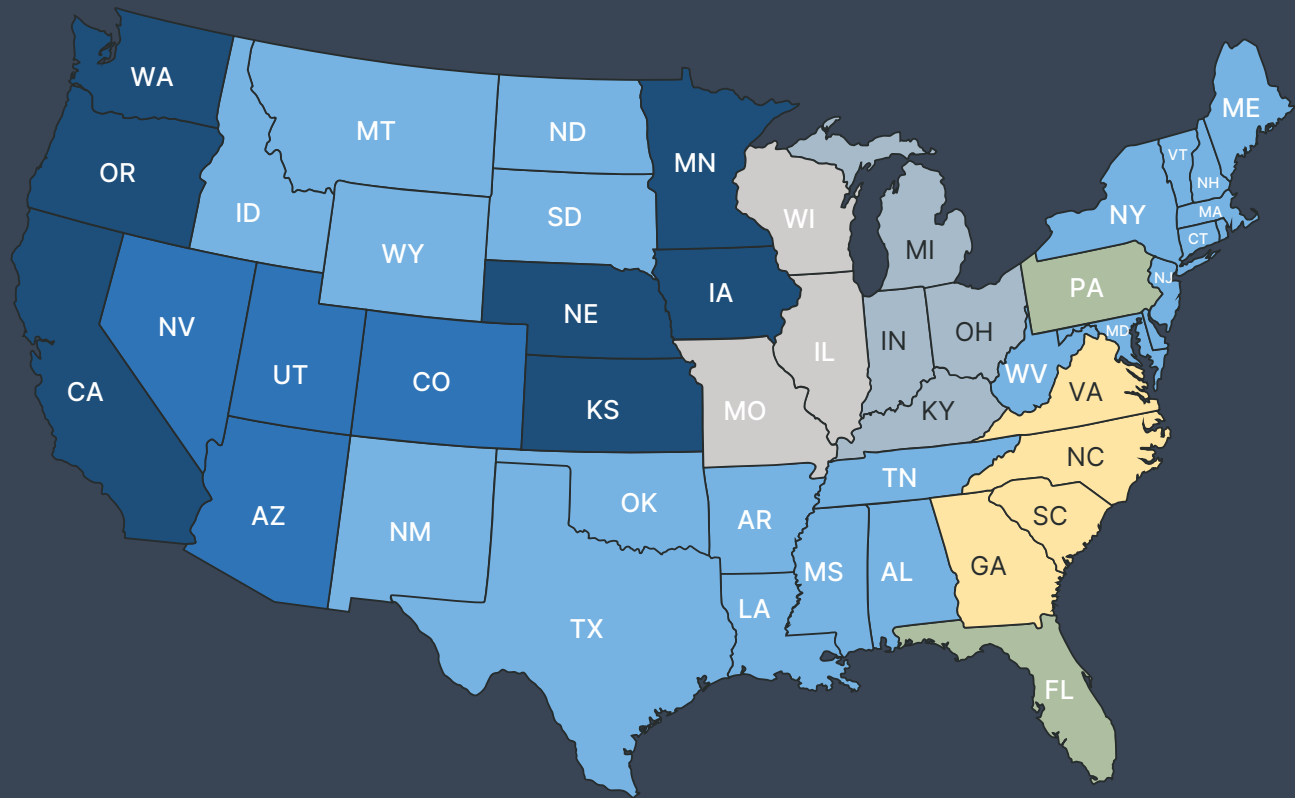


BECKNELL INDUSTRIAL **AVAILABILITY REPORT**

MAY 2026



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Who We Are

BUILT TO LEAD. DESIGNED TO DELIVER.

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 36-year history, Becknell has acquired or developed more than 248 industrial buildings occupying in excess of 41 million square feet with total capitalization of \$4.5 billion.

36 YEARS
Providing Industrial
Real Estate Solutions

\$4.5 BILLION
in Acquisitions &
Developments

41 MILLION
Square-Foot
Developed

250
Properties
Acquired or Developed

*Numbers reflect portfolio as of December 31, 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 Relationships

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.



VERTICAL INTEGRATION



Pre-Construction
 Project Planning
 Site Selection
 Due Diligence
 Investment Underwriting
 Site Plan Design



Development Services
 Architectural
 Engineering
 Entitlement Procurement
 Municipal Incentives
 Value Engineering



General Construction & Construction Management
 Design Build
 Estimating
 Bidding
 Permitting
 Project Management
 Field Supervision



Legal
 Contract Development
 Risk Mitigation
 Lease Documentation
 Compliance Oversight



Asset Management
 Lease Negotiations and Execution
 Lease Administration
 Client Relationship Management
 Facility Oversight
 Budgeting
 Financial Reporting



Capital
 Joint Ventures
 Equity
 Debt
 Reporting

Available For Sale or Lease

S Poinciana Blvd | South Orlando Logistics Center | Orlando, FL
 ±65,000 - 300,000 SF Class A Industrial Opportunity



LEARN MORE

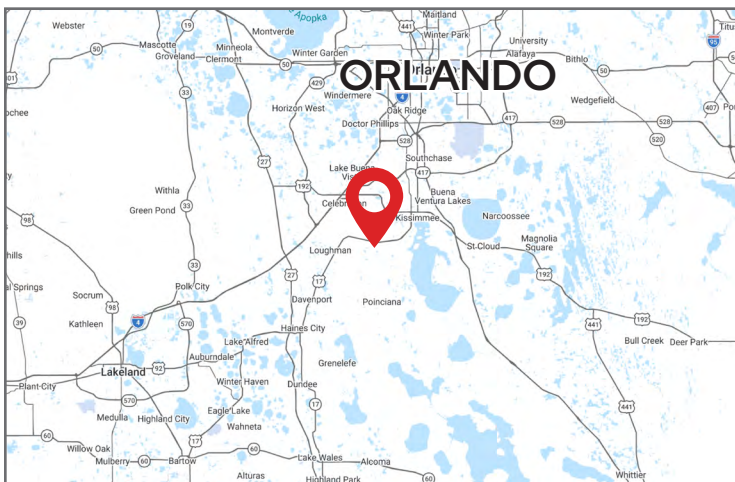


Logistics - Built Different

South Orlando Logistics (SOL) Center brings a new caliber of industrial opportunity to one of Central Florida's most active growth corridors. Delivering over 542,500 square feet of fully permitted Class A space, SOL Center offers a rare chance to secure modern space in a market where demand is rising, supply is limited and speed to market matters.

Highlights:

- Fully permitted
- Class-A modern small & mid-bay industrial
- 3 Buildings totaling 542,598 RSF
- Flexible suites from 20,000 to 300,000 SF

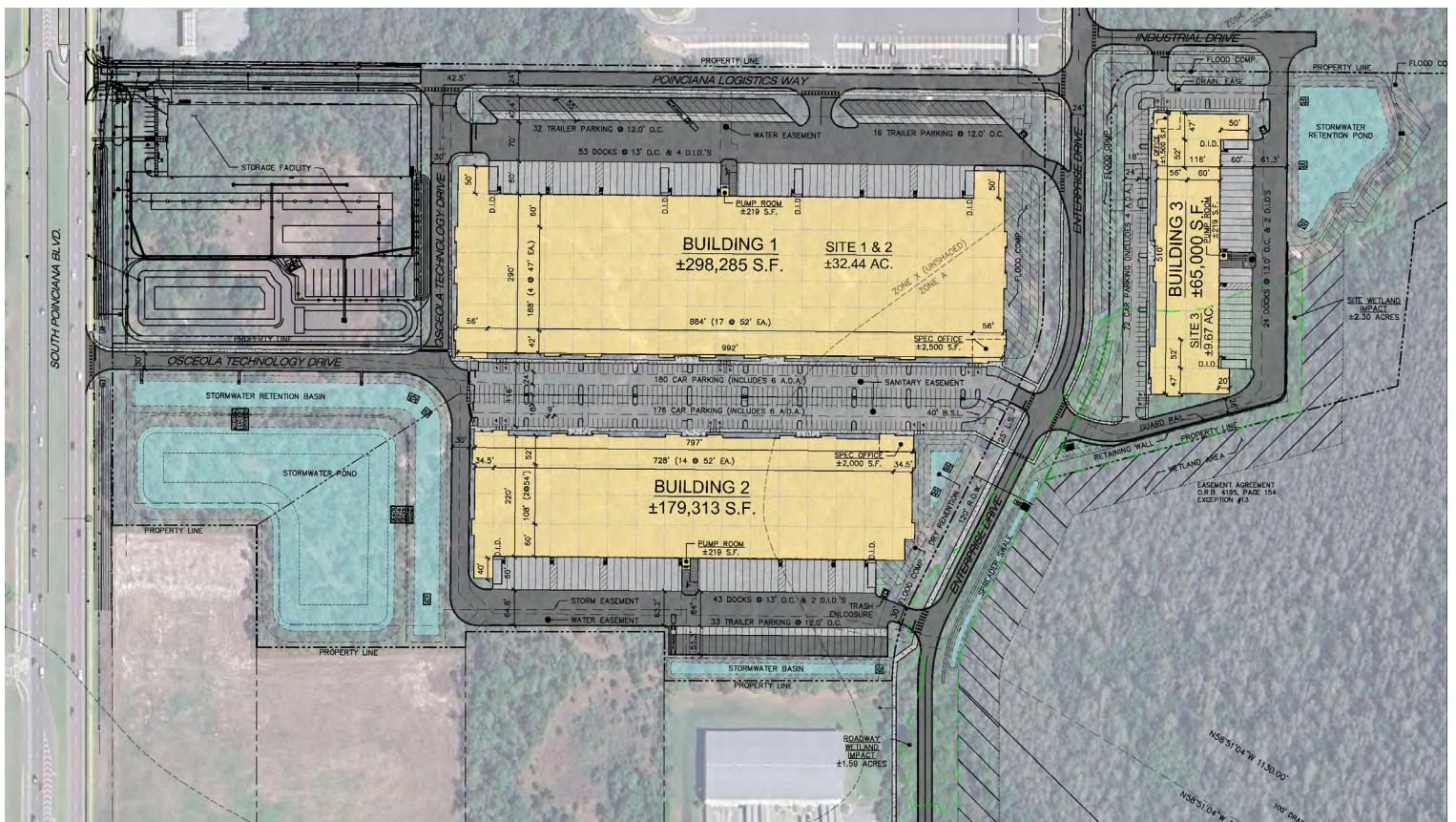


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±1,112,108 SF New Construction

	Building 1	Building 2	Building 3
Lot Area	+/- 42 acres		
Building Size	298,285 SF rear load	179,313 SF rear load	65,000 SF rear load
Dimensions	992' x 290'	797' x 220'	510' x 116'
Clear Height	32'		
Column Spacing	52' x 47'	52' x 54'	52' x 56'
Dock Loading	53/4	43/2	24/2
Trailer Stalls	48	33	N/A
Truck Court	130'	124'	121'
Car Parking	180	176	72
Electrical	3-phase power / 2,000 Amps	3-phase power / 1,600 Amps	3-phase power / 1,200 Amps
Floor Slab	7" thick, 4,000 PSFI reinforced concrete		
Concrete Walls	Tilt up		
Roof	60-Mil TPO roof / R-9 insulation with 20-year warranty		
Roof Structure	Structural steel, conventional joist and girders		
Fire Protection	ESFR sprinklers		
HVAC	Roof mounted exhaust fans with wall louvers		

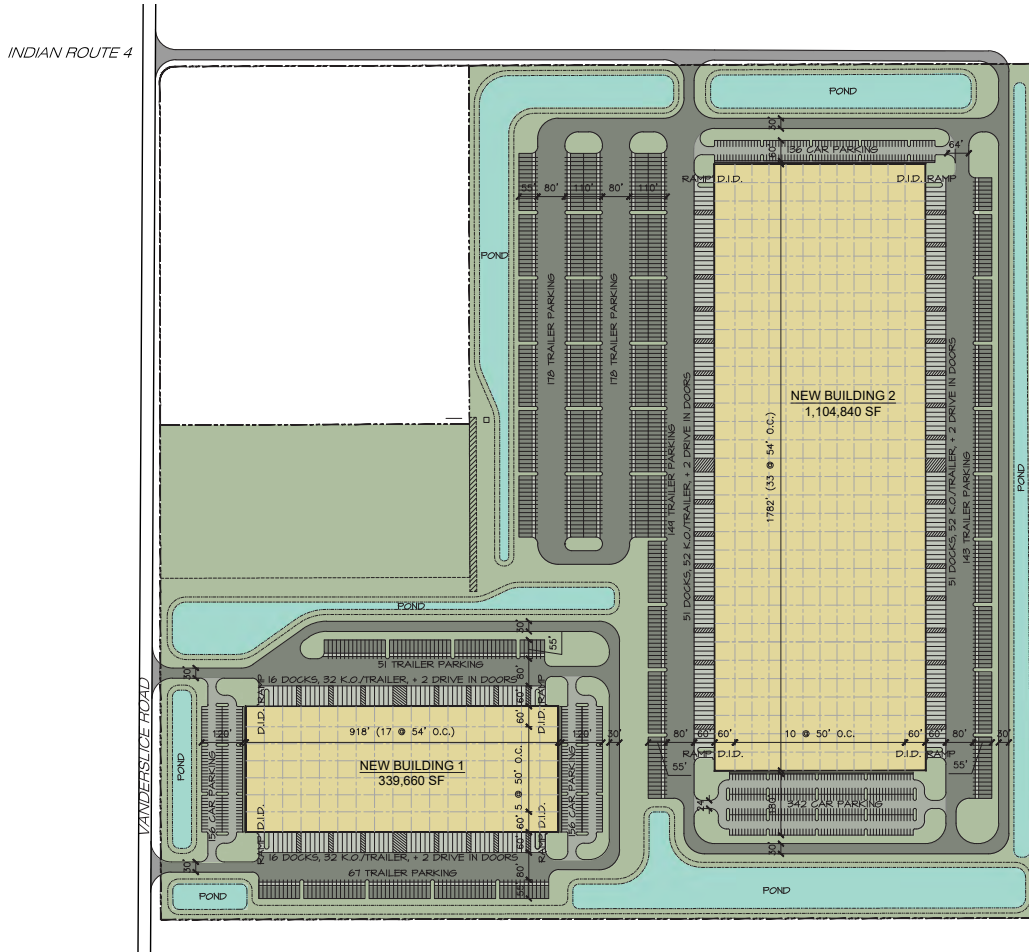


Build-to-Suit For Sale

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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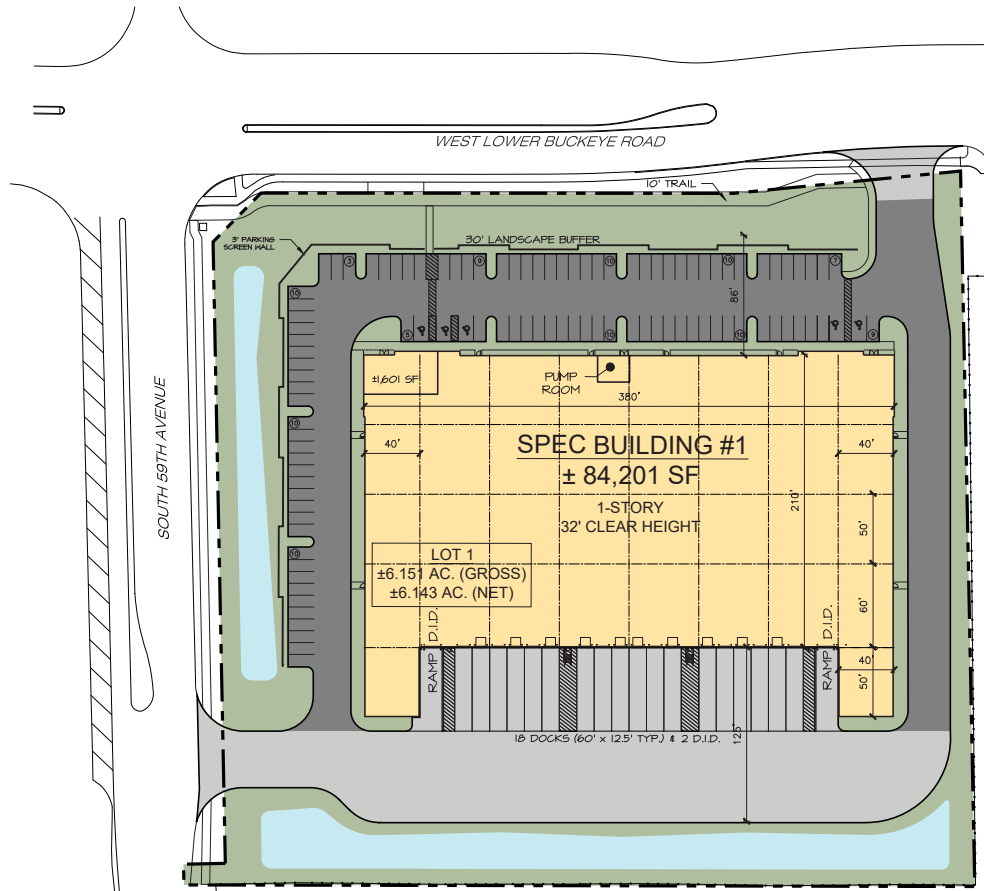
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Build-to-Suit For Sale / Lease

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

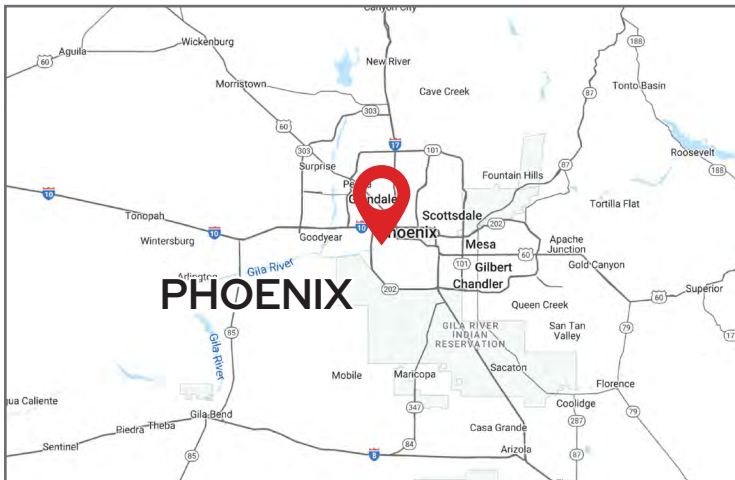


LEARN MORE



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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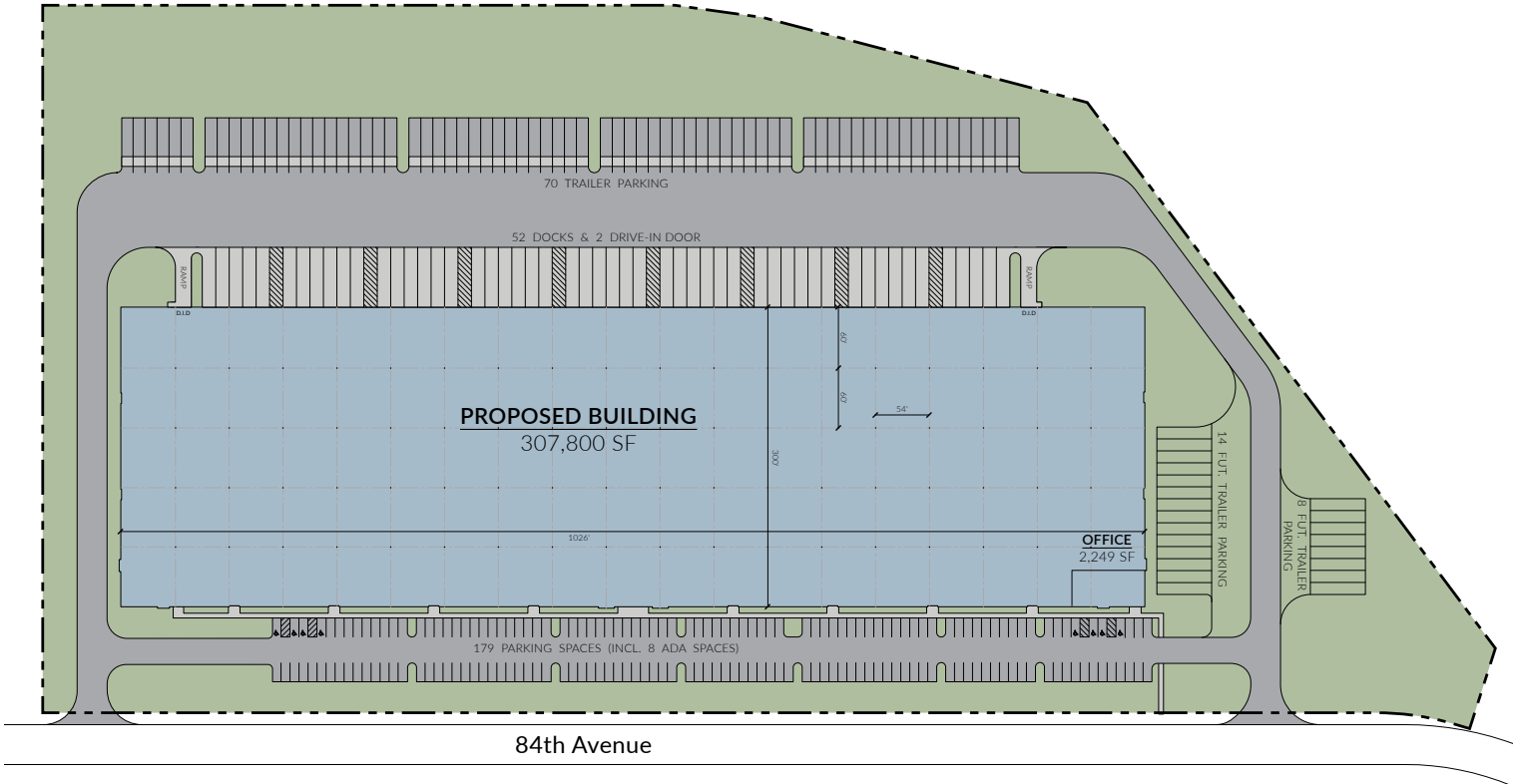
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Build-to-Suit For Lease

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



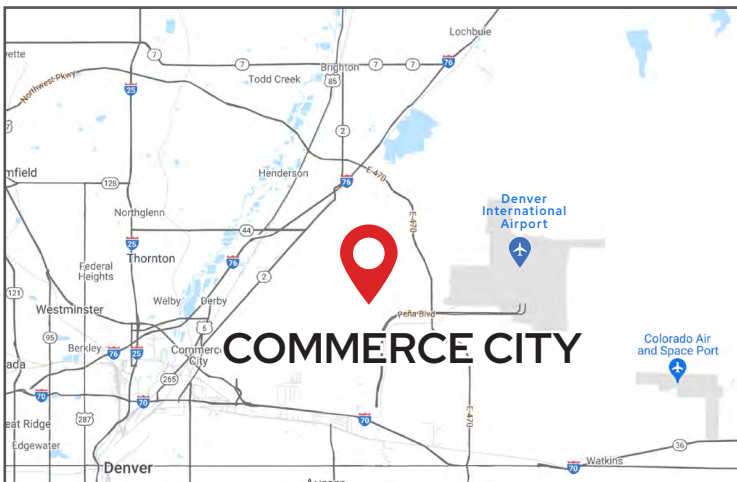
LEARN MORE



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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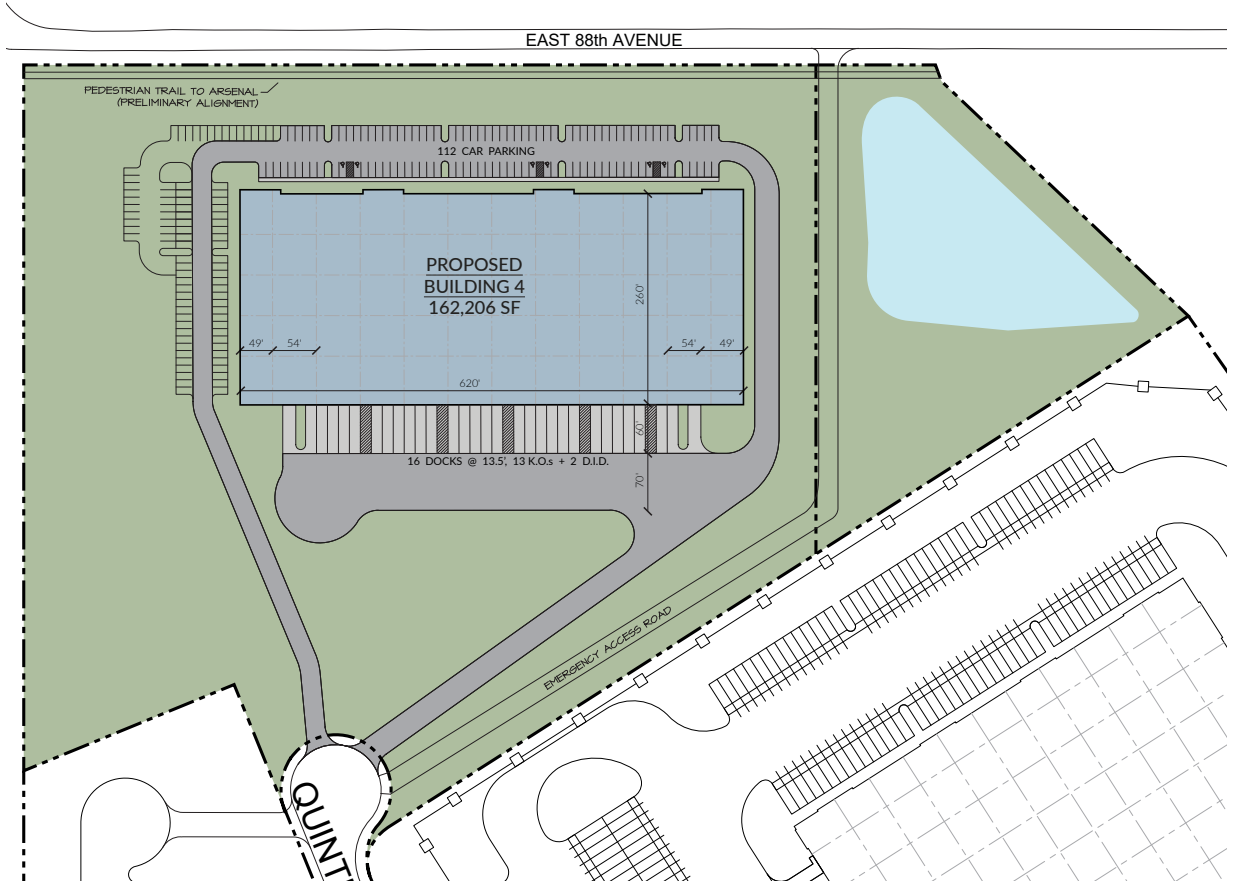
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Build-to-Suit For Lease

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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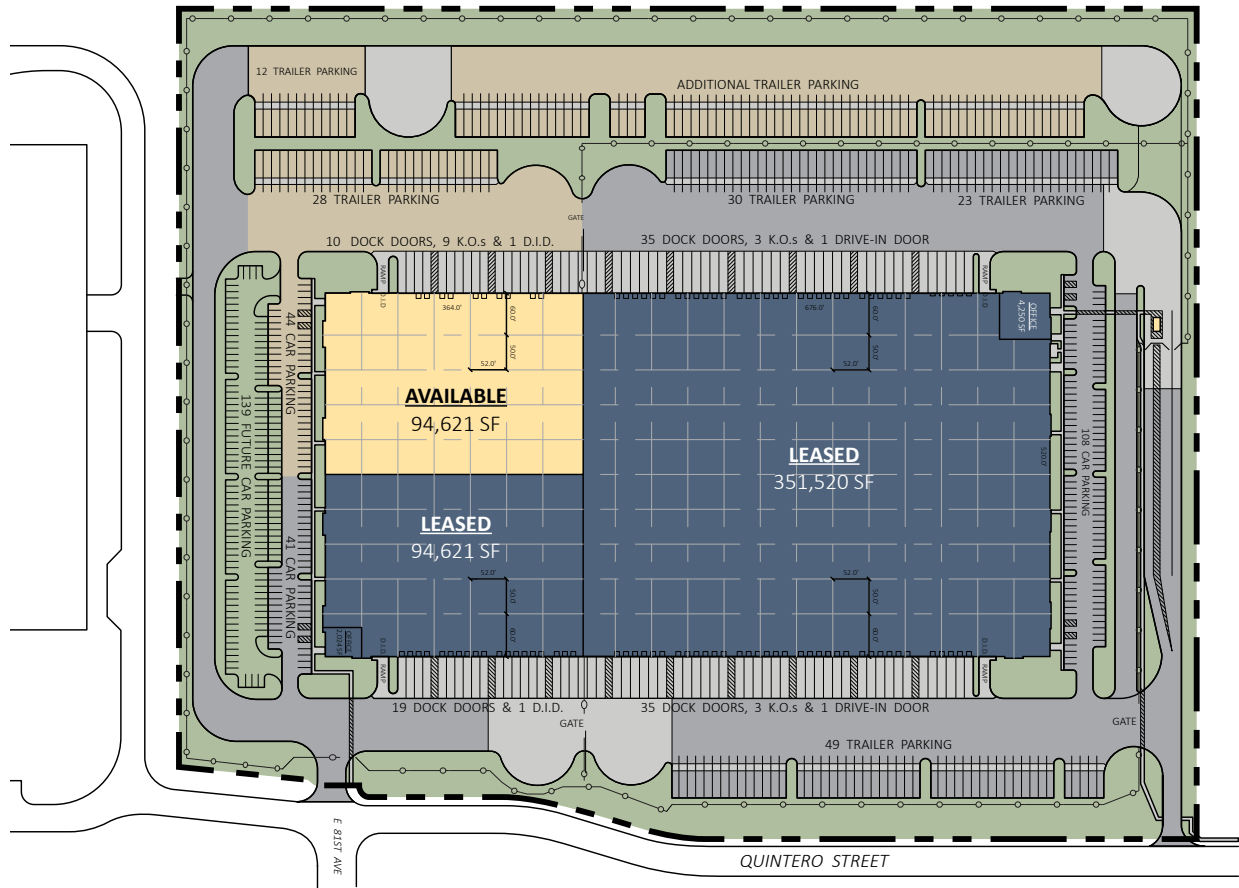
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Available For Lease

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



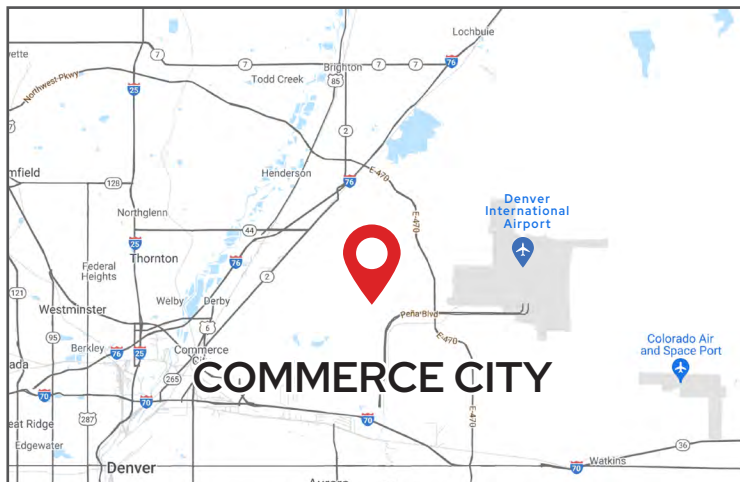
LEARN MORE



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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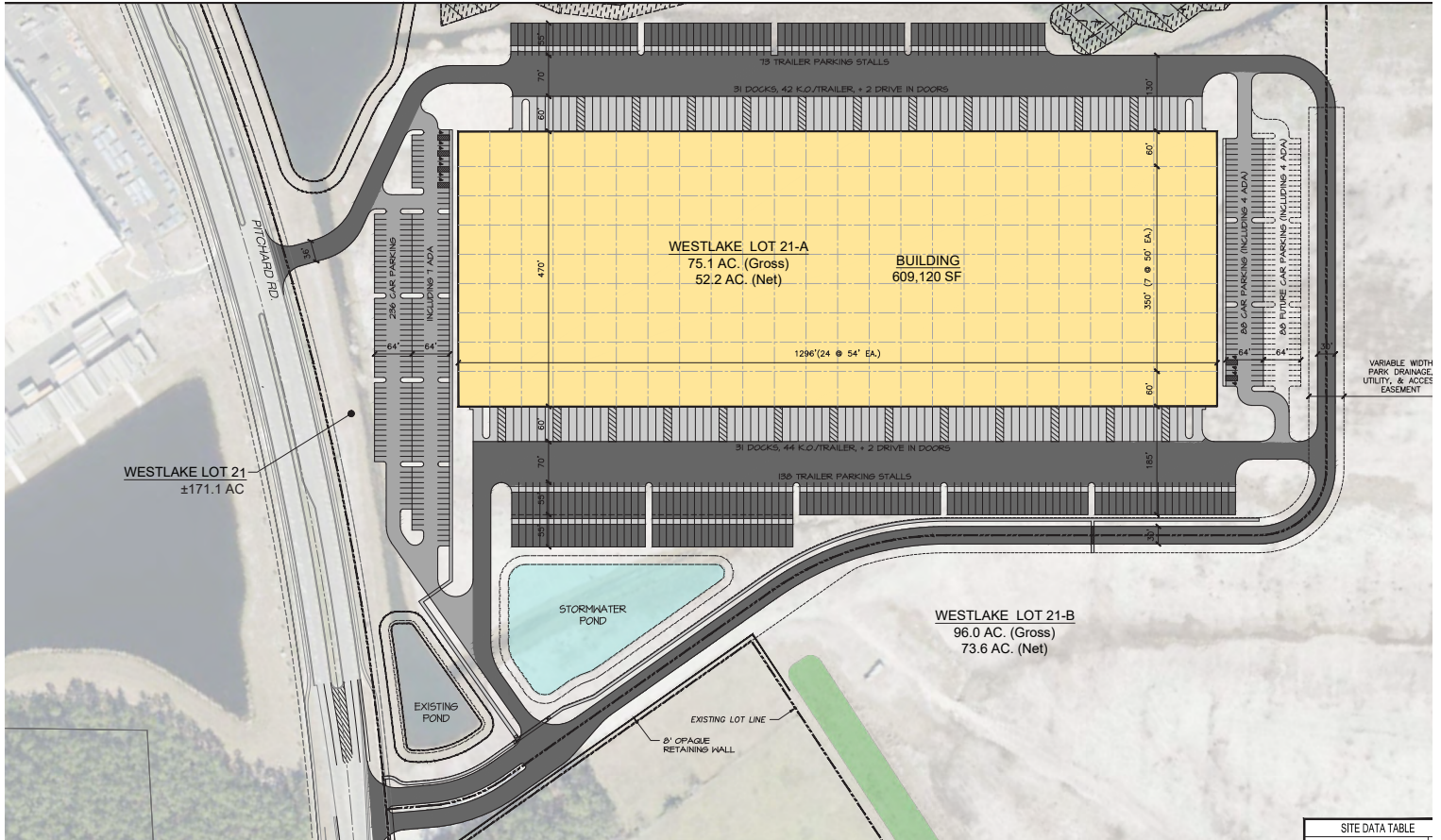
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Build-to-Suit For Sale / Lease

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



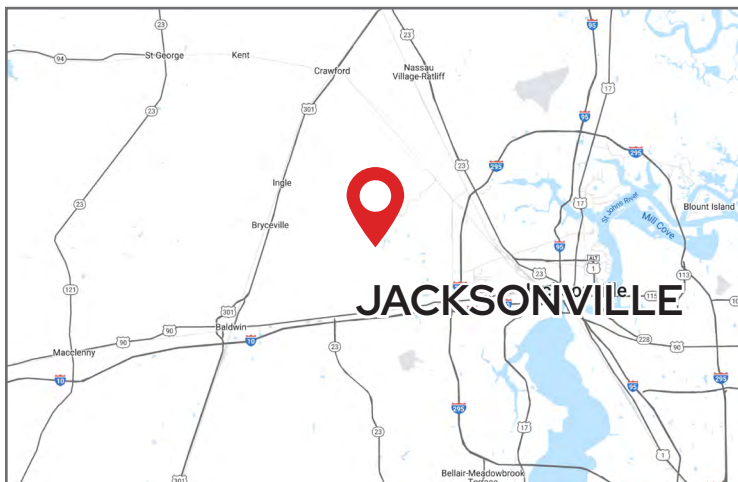
LEARN MORE



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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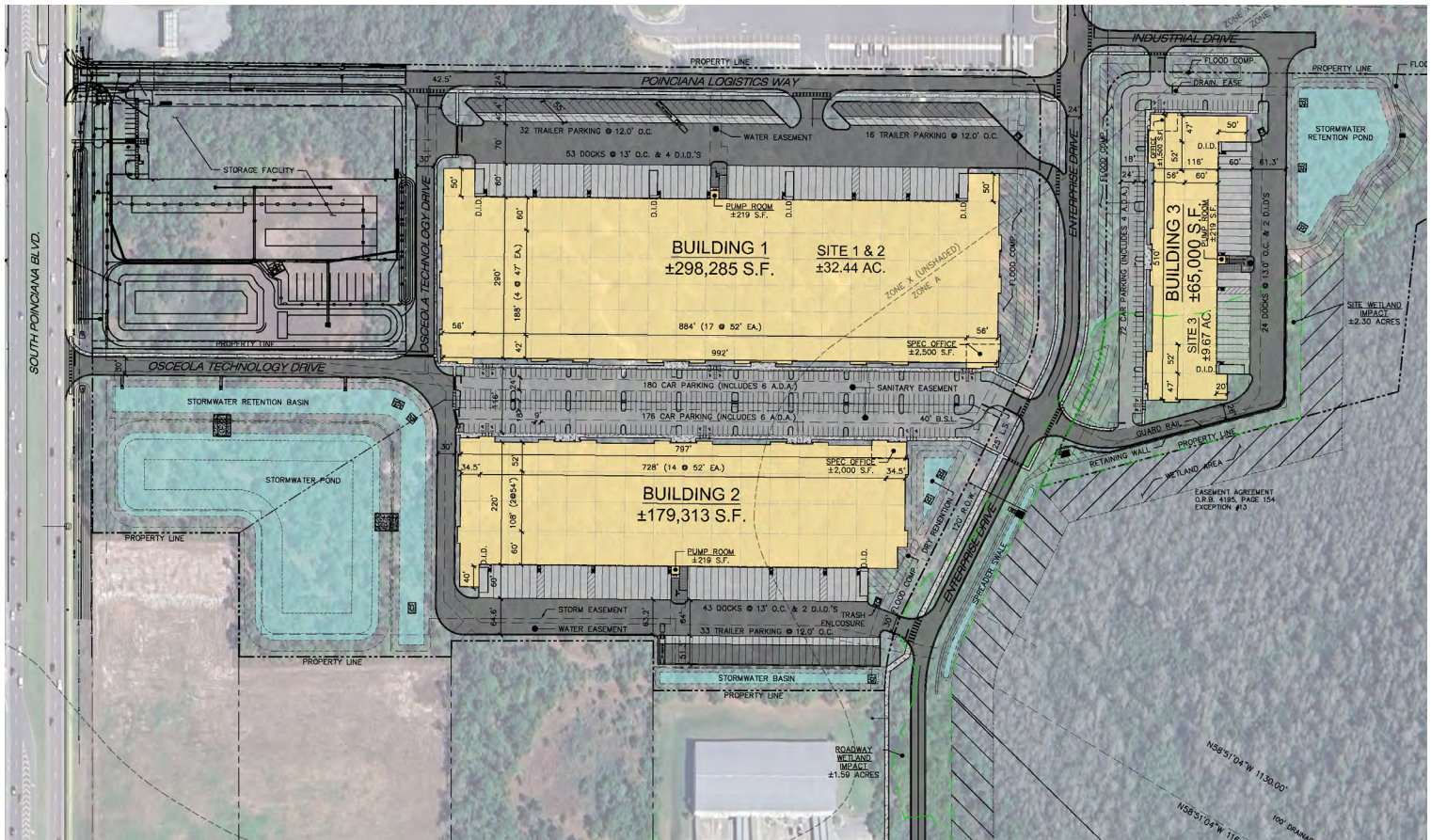
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Available For Sale or Lease

S Poinciana Blvd | South Orlando Logistics Center | Orlando, FL
 ±65,000 - 300,000 SF Class A Industrial Opportunity



LEARN MORE



BUILDING 1:

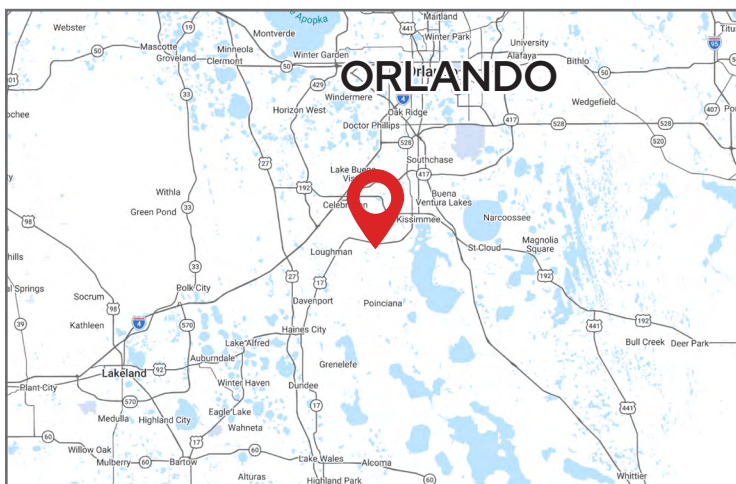
- ±298,285 SF (188' x 884')
- Rear Load
- ±2,500 SF Office
- 32' Clear Height
- 53 Dock Doors

BUILDING 2:

- ±179,313 SF (220' x 728')
- Rear Load
- ±2,000 SF Office
- 32' Clear Height
- 43 Dock Doors

BUILDING 3:

- ±65,000 SF (116' x 510')
- Rear Load
- ±1,500 SF Office
- 32' Clear Height
- 24 Dock Doors



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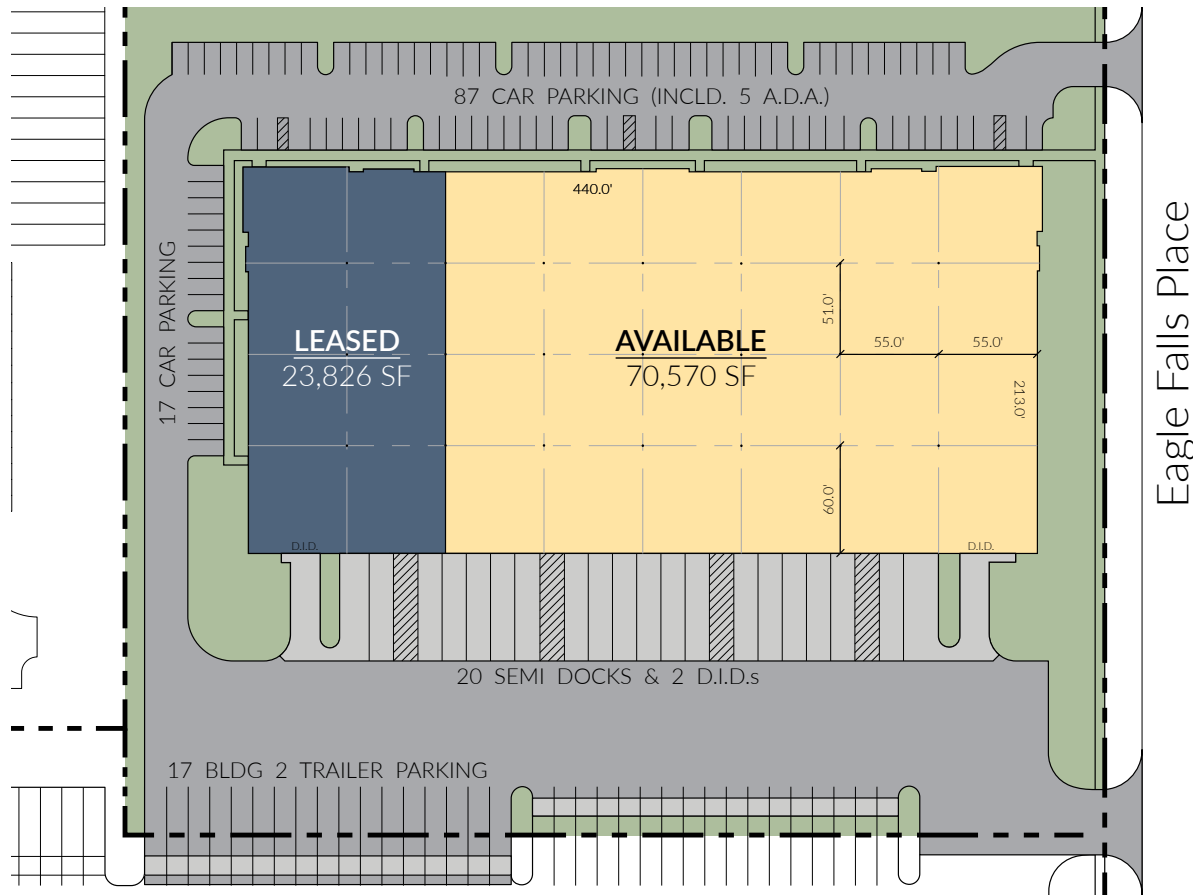
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Available For Lease

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

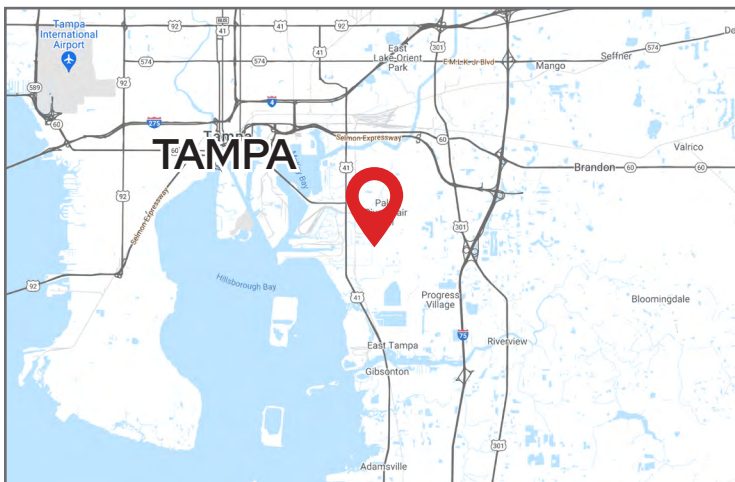


LEARN MORE



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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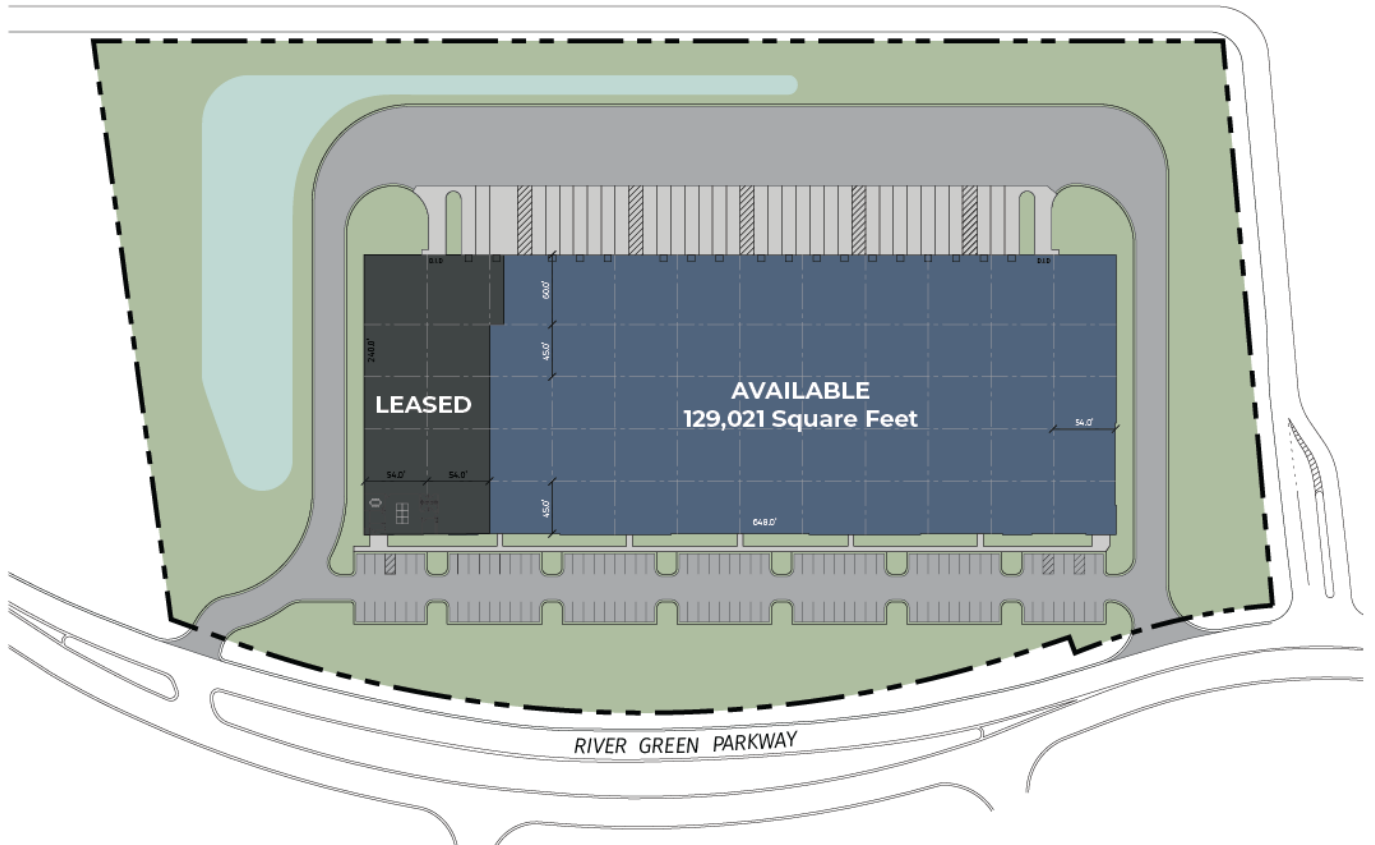
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Available For Lease

4575 River Green Parkway, Suite 100 | River Green Business Park
 Duluth, GA | ±129,021 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- 129,021 SF
- 12,037 Main Office
- 1,945 SF S/R Office
- 45' x 54' Column Spacing
- 60' Speed Bay
- 32' Clear Height
- 800A, 277/480V
- 60 mil TPO Roof
- 105 Car Parking
- 130' Truck Court
- 6.5 miles to I-85
- 12.2 miles to I-985
- 36.4 miles to Atlanta Airport



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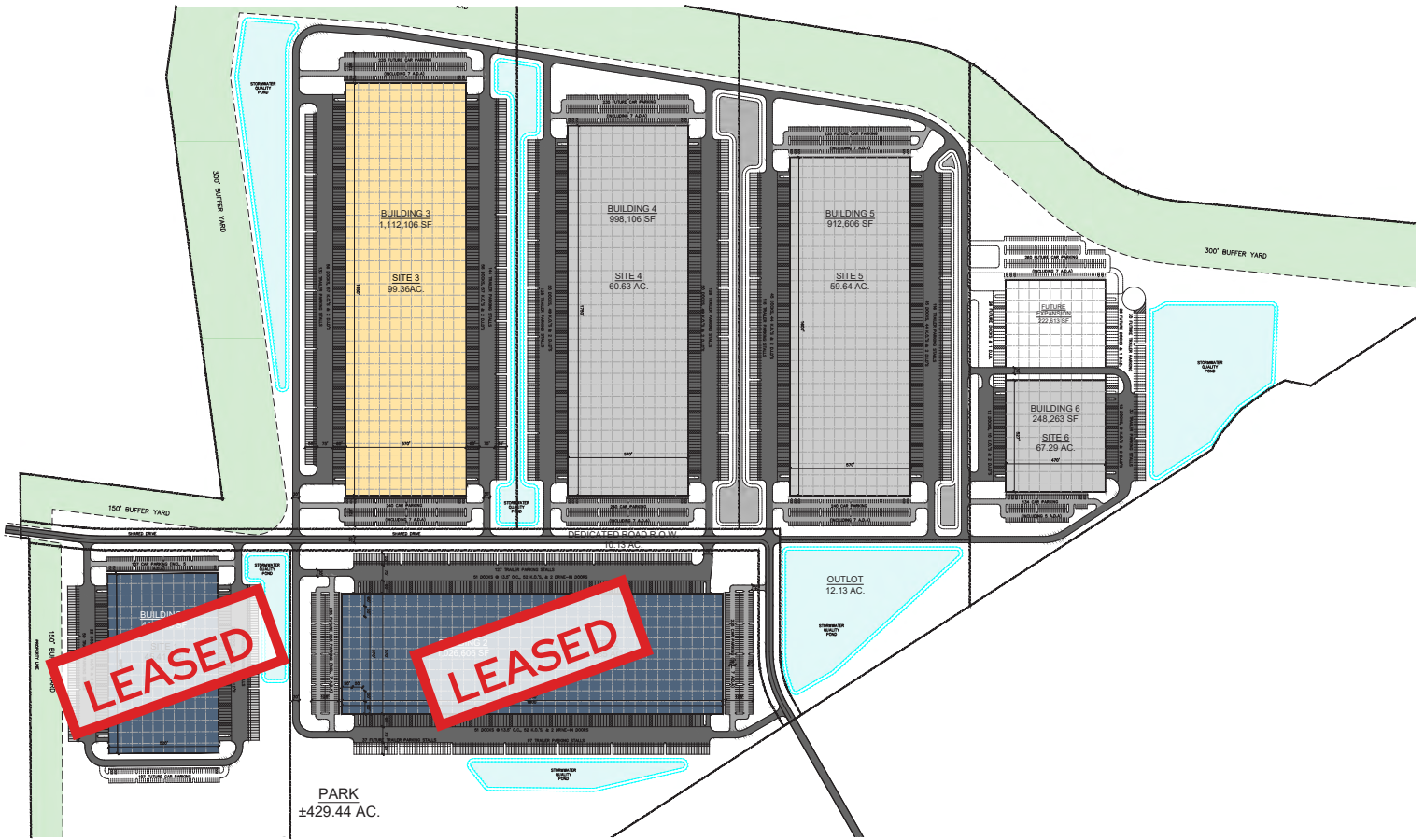
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Available For Lease

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



LEARN MORE



FEATURES:

- ±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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Build-to-Suit For Lease

1212 Crosslink Parkway | Belvidere, IL
±37.25 Acres



LEARN MORE



FEATURES:

- ±37.25 Acres
- Immediate Access to US-20 (Grant Memorial Hwy)
- Minutes to I-90 | Direct Chicago–Rockford Corridor
- Adjacent to Stellantis Belvidere Assembly Plant
- Ideal for Distribution, Manufacturing, or Logistics
- Strong Regional Labor Pool
- Located in the Rockford Industrial Market

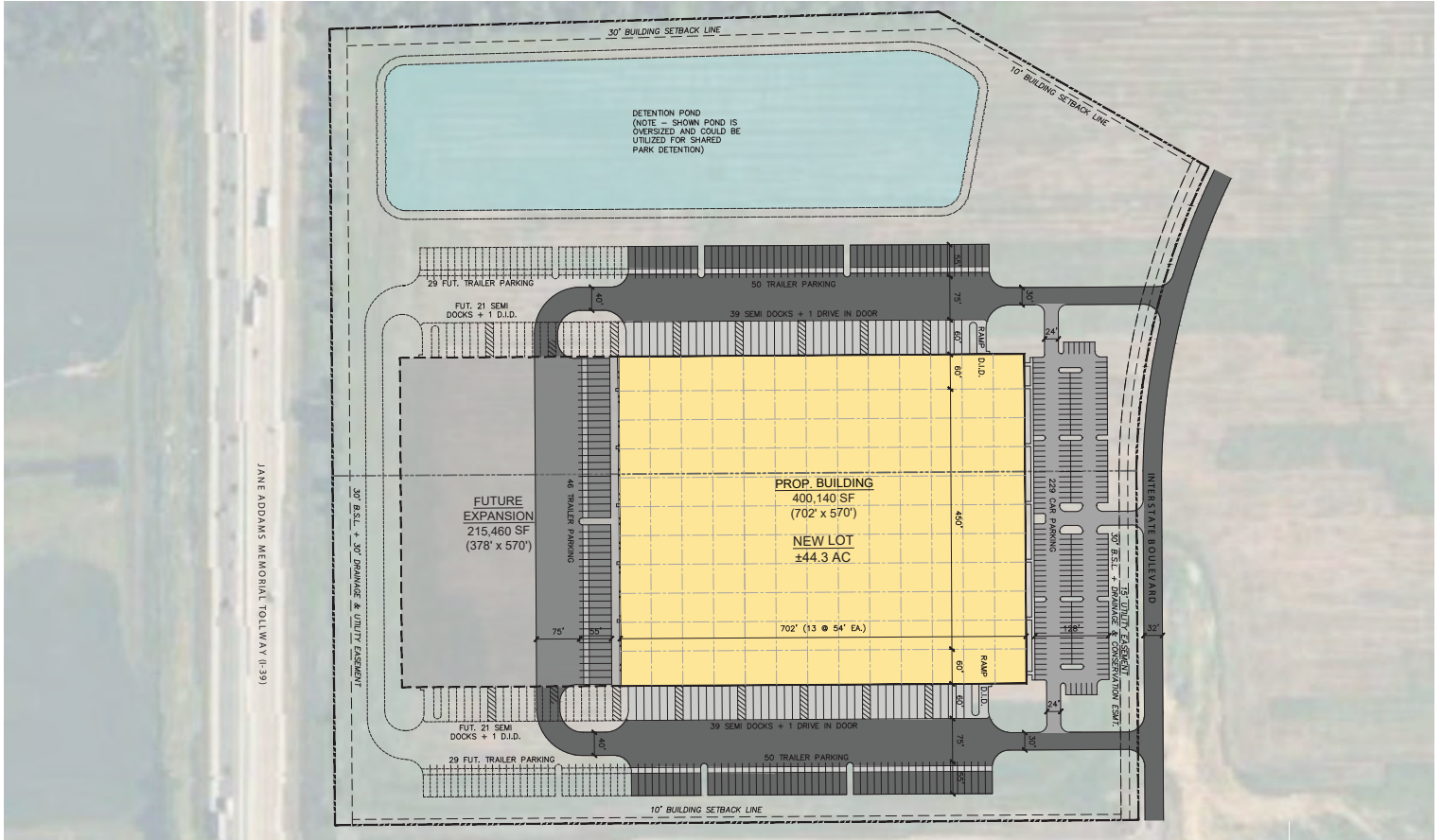


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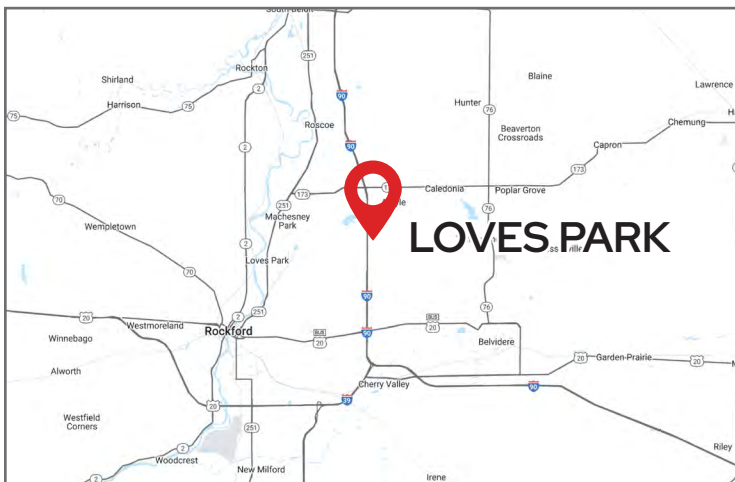
Available For Lease

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



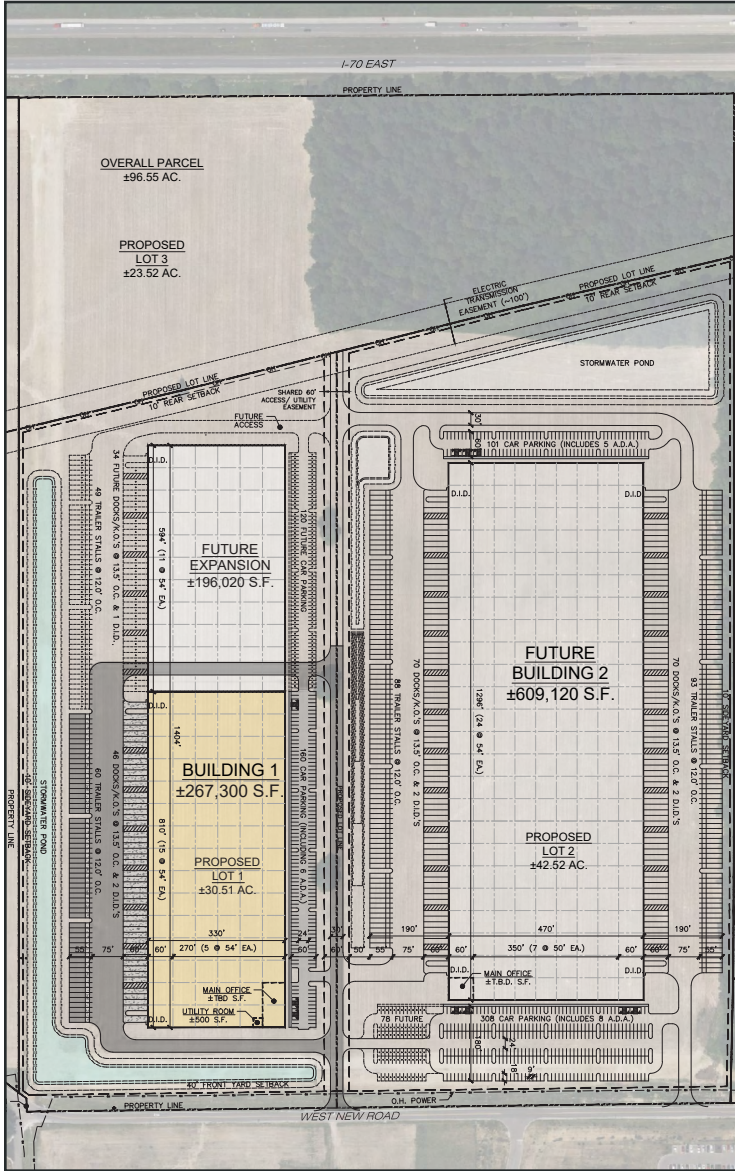
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Build-to-Suit For Lease

West New Road | Greenfield, IN | Greenfield Innovation Park
±96.5 Acre Site



LEARN MORE



FEATURES:

- Zoned: Innovation & Manufacturing
- 2 miles from I-70 via State Road 9
- Positioned within the East Indianapolis submarket
- Supports up to 3 buildings with over 1,000,000 SF achievable
- Access via W 200 N connecting directly to SR-9.
- Strong regional connectivity:
 - Indianapolis: ±22 miles
 - Columbus, OH: ±150 miles
 - Proximity to interstate network and rail infrastructure



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Build-to-Suit For Lease

West 61st Street | Hobart, IN | Northwind North Business Park
±26.7 Acre Site

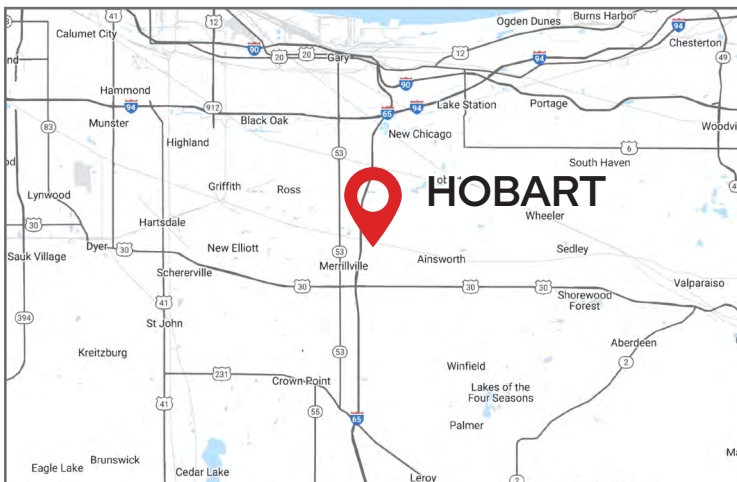


LEARN MORE



This versatile space offers customizable floor plans and ample parking. With a prime location in a dynamic business district and easy access to major highways, this property provides an ideal opportunity for businesses seeking a professional, well-equipped space.

With easy access to major highways and a range of services nearby, the area offers a fantastic mix of convenience and recreation for any prospective land or office tenant.



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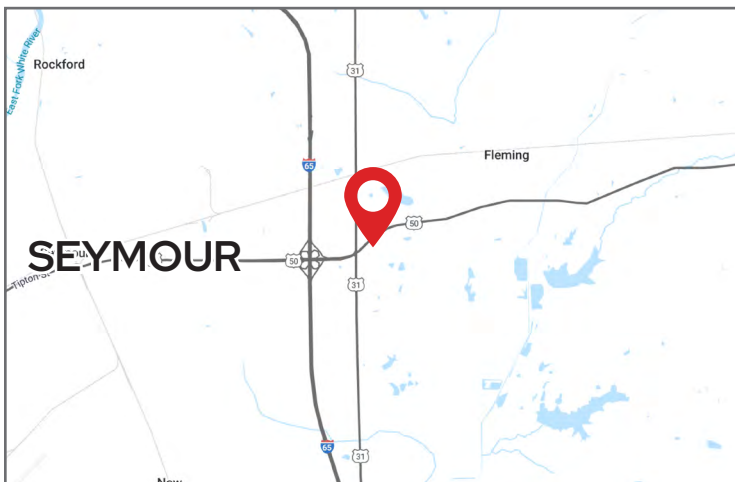
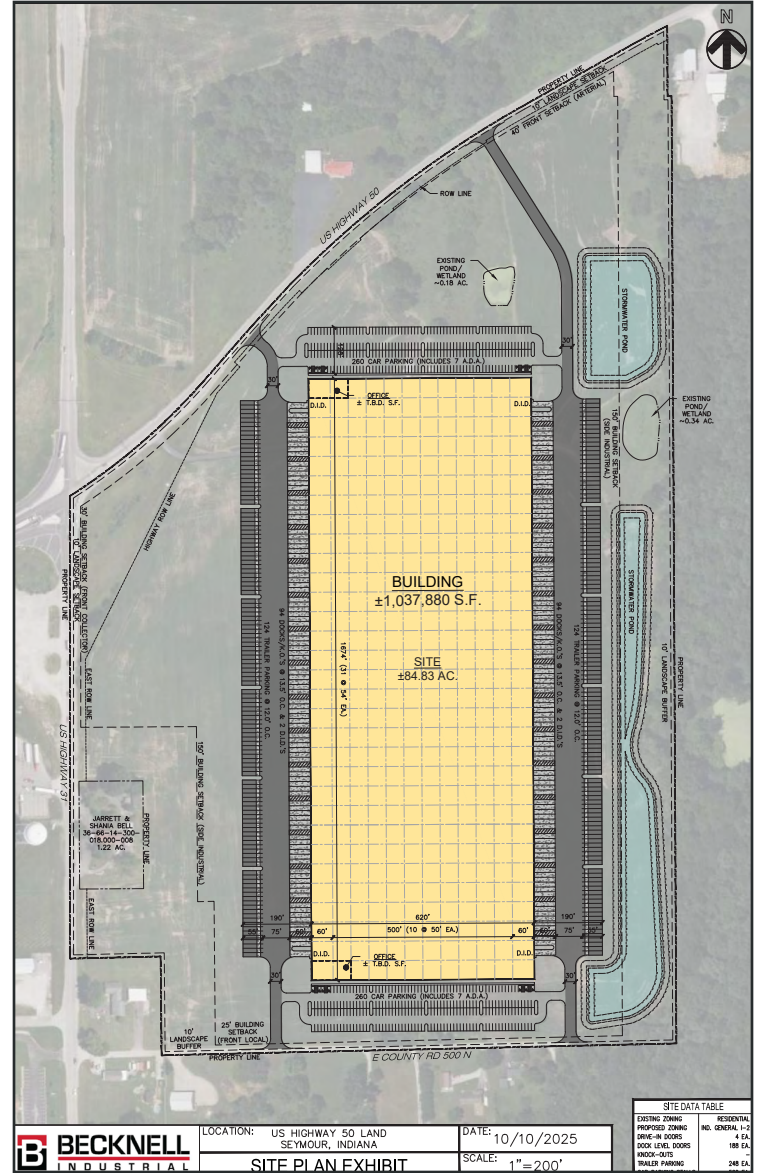
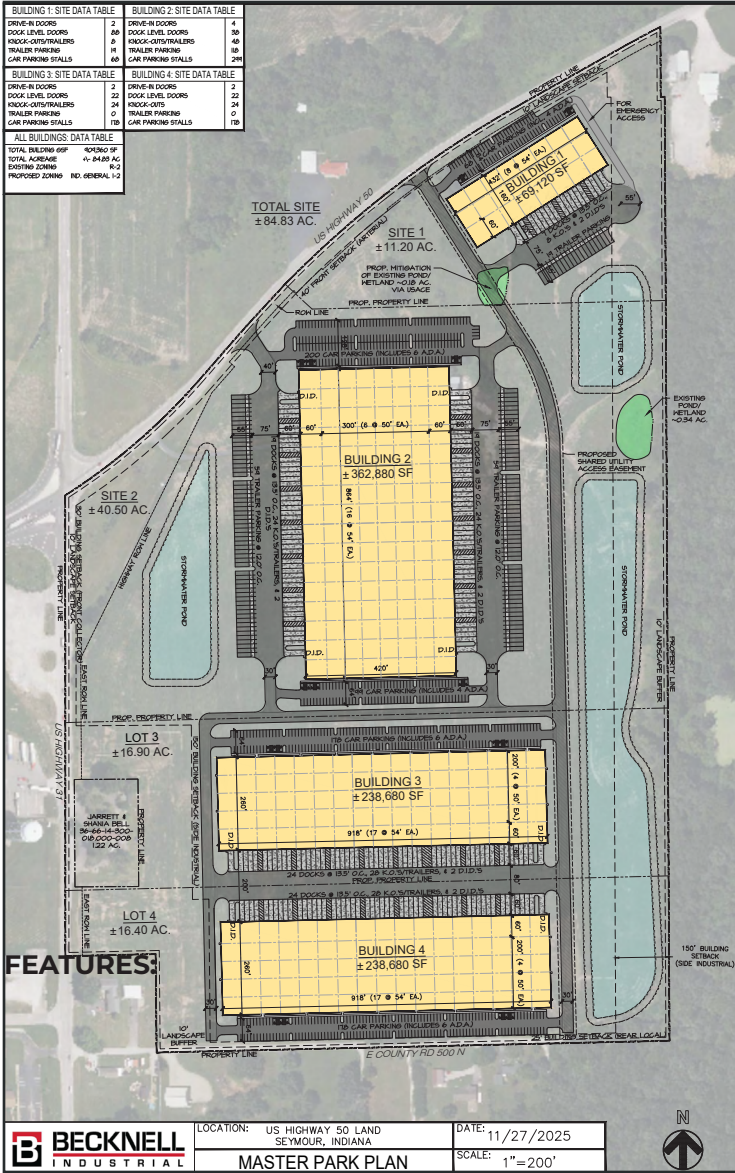
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Build-to-Suit For Lease

1105 E US Highway 50 | Seymour, IN
±84 Acre Master Planned Park



LEARN MORE



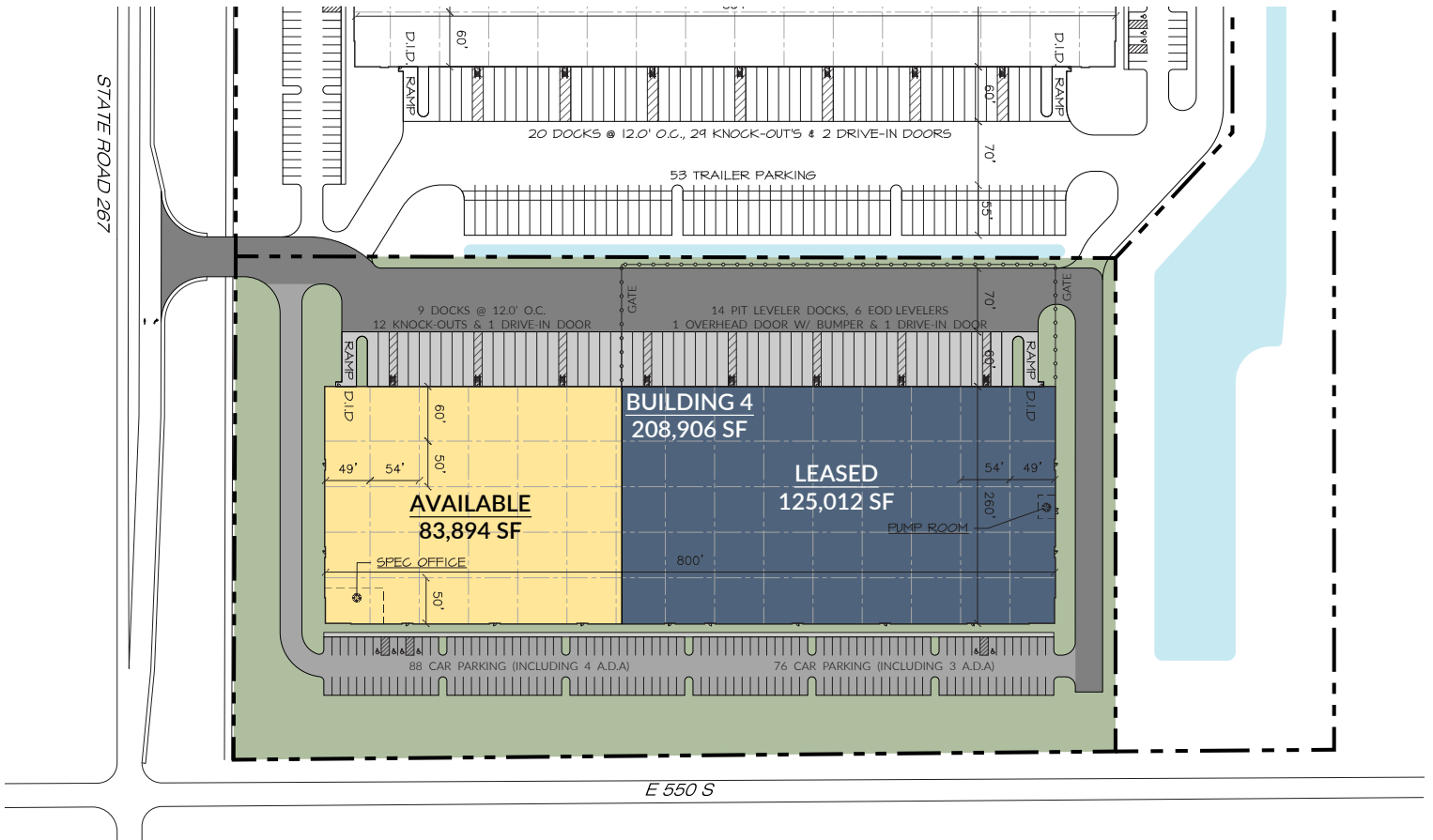
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Available For Lease

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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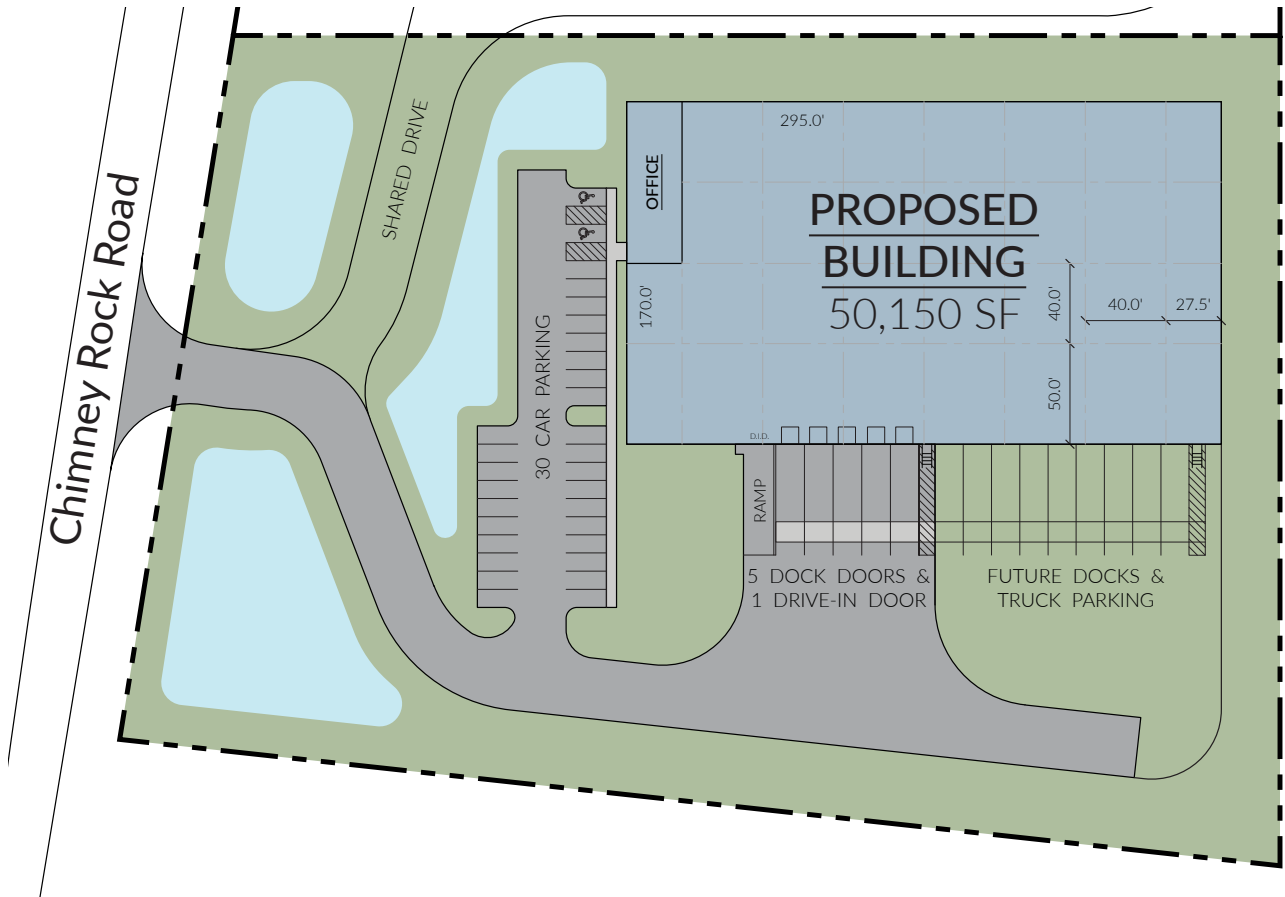
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Build-to-Suit For Lease

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



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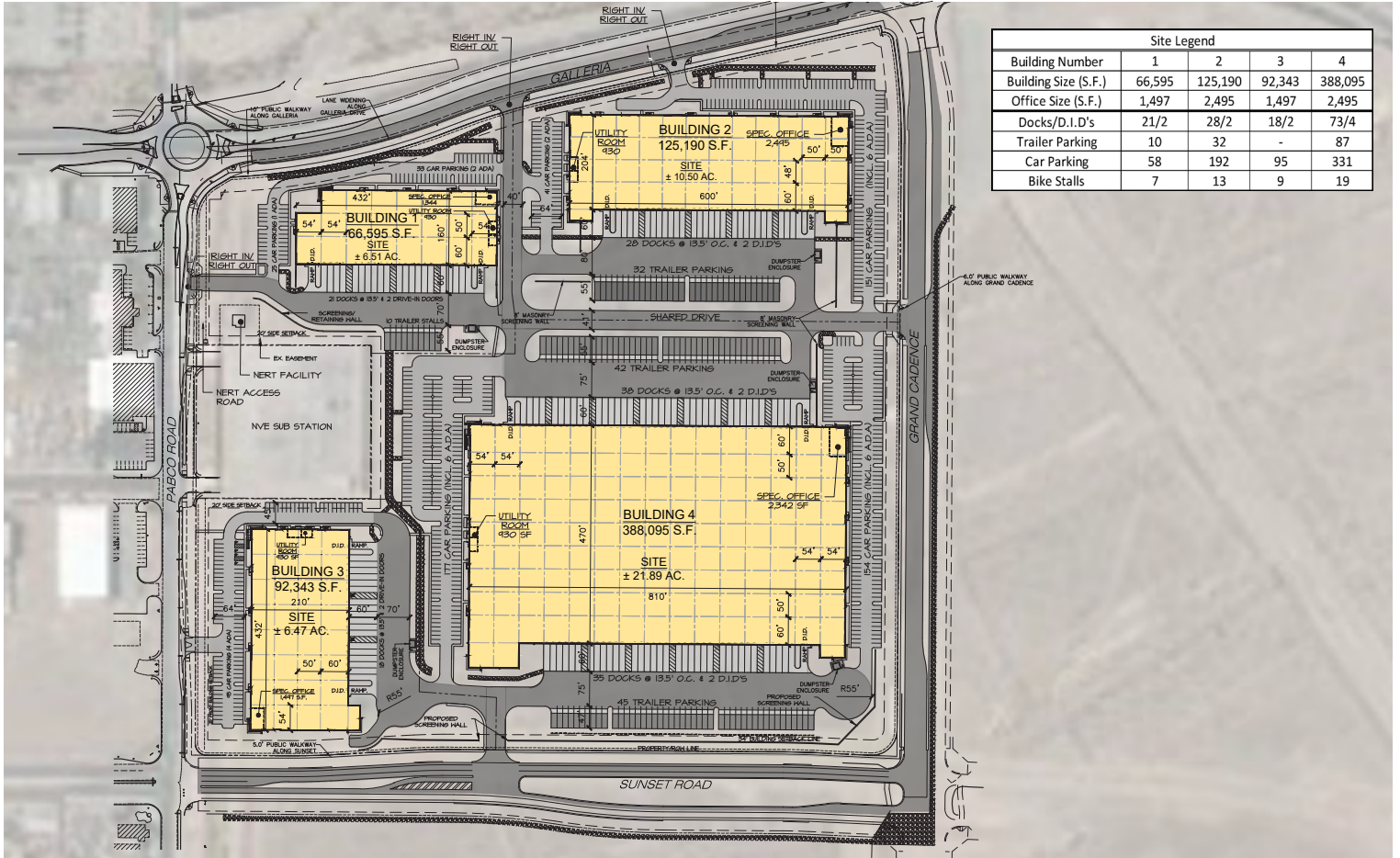
Spencer Yorke
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 JLL
 T: 704.927.3004
 spencer.yorke@am.jll.com

Available For Lease

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



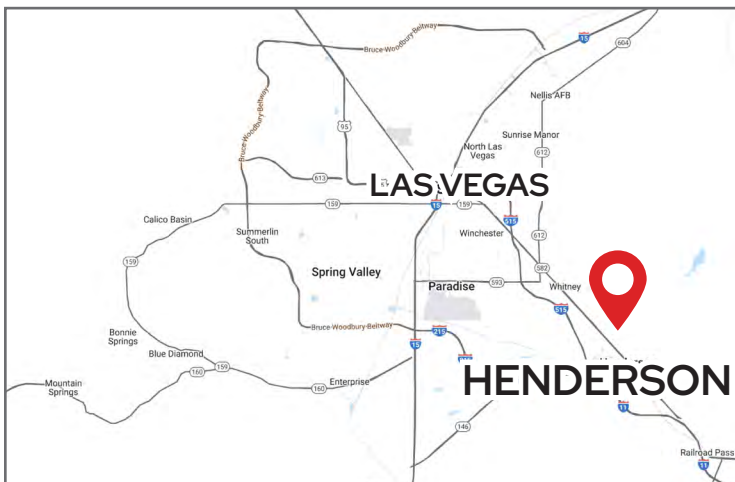
LEARN MORE



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 ±43 miles to the California border.



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 mneumann@becknellindustrial.com

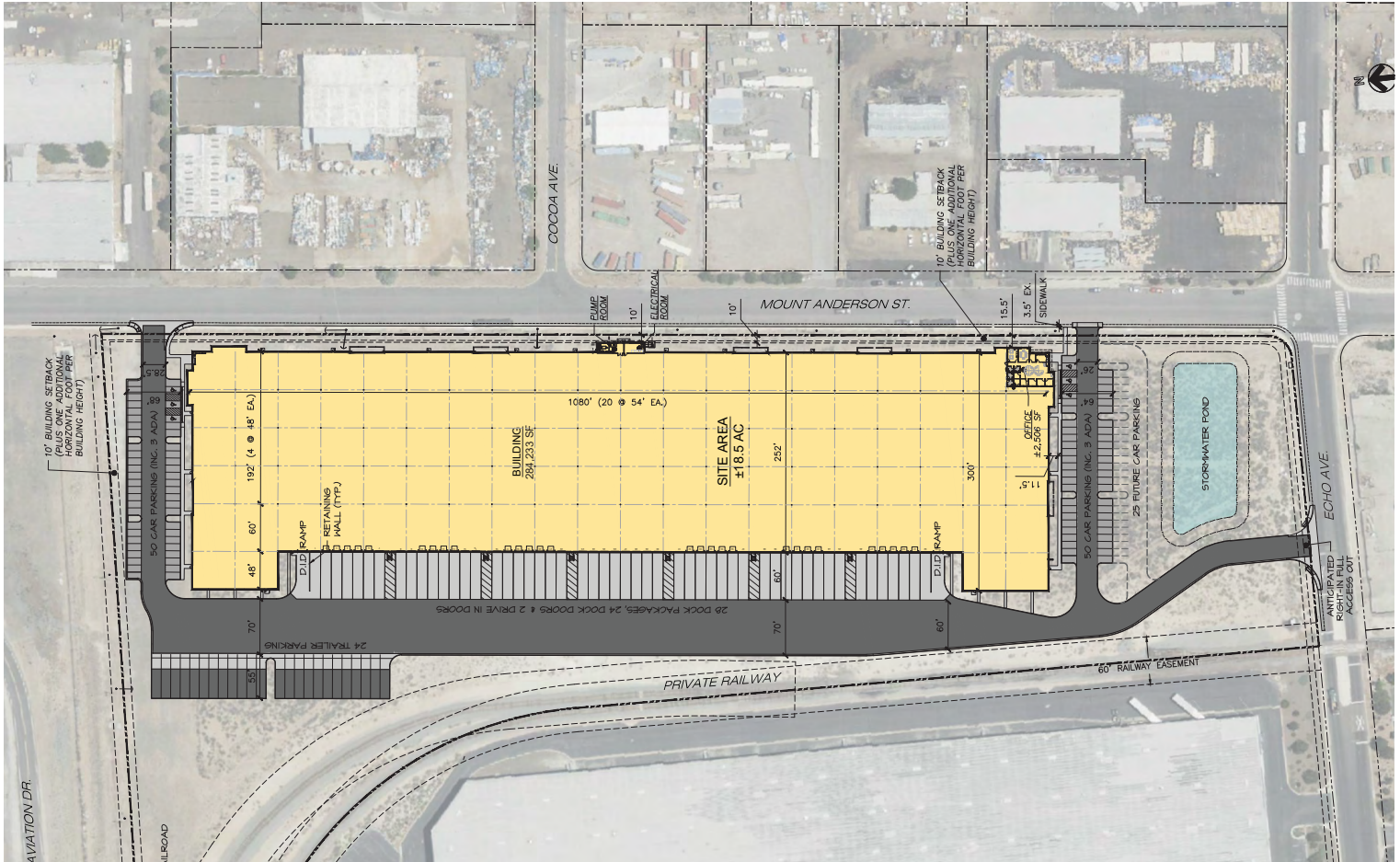
Dan Doherty
 Vice Chairman
 Colliers
 T: 702.809.1000
 dan.doherty@colliers.com

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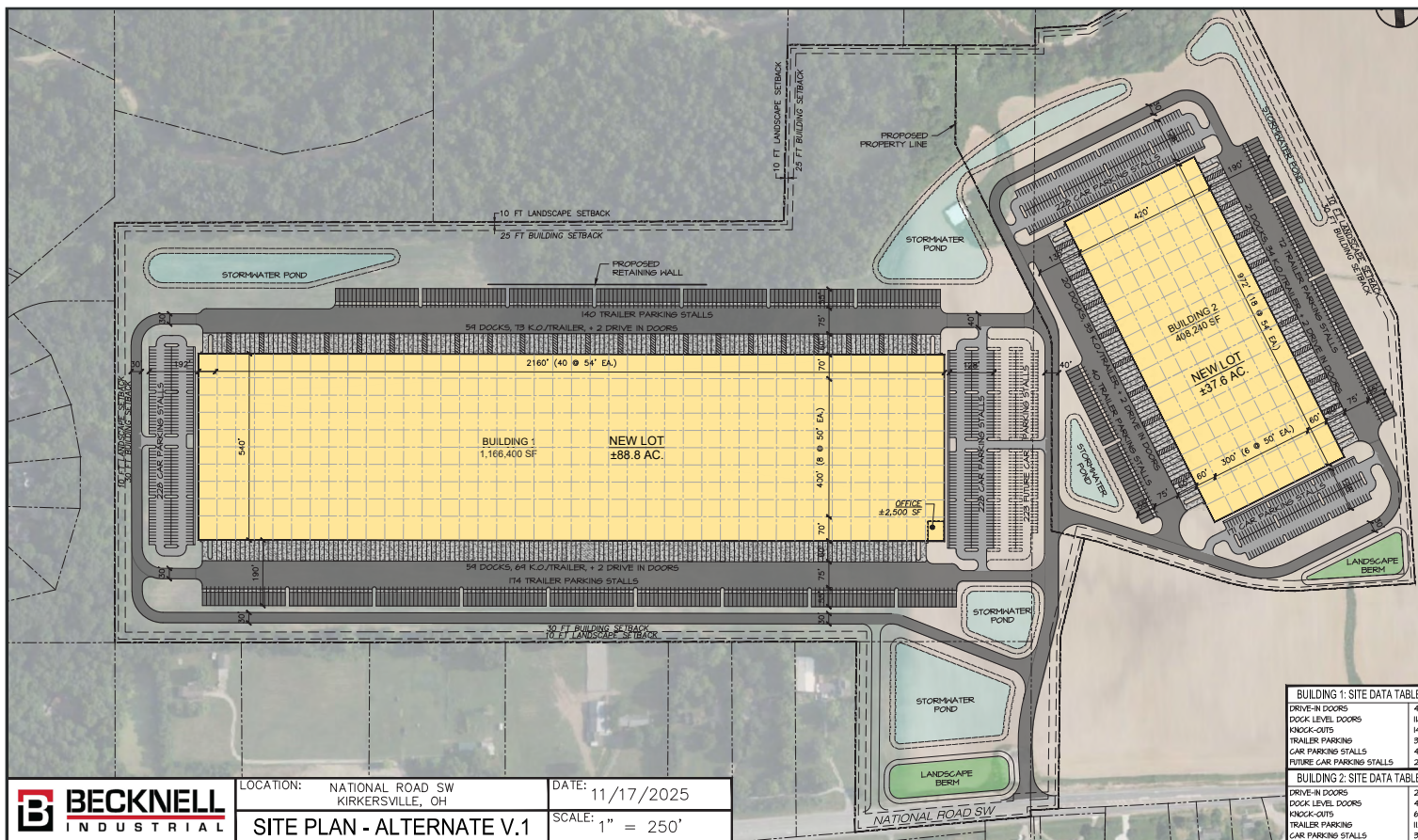
Mike Nevis
Vice Chair
Cushman & Wakefield
T: 775.470.8855
mike.nevis@cushwake.com

Available For Lease

National Road SW | Kirkersville, OH
±126.4 Acre Master Planned Park



LEARN MORE



LOCATION: NATIONAL ROAD SW
KIRKERSVILLE, OH
DATE: 11/17/2025
SCALE: 1" = 250'

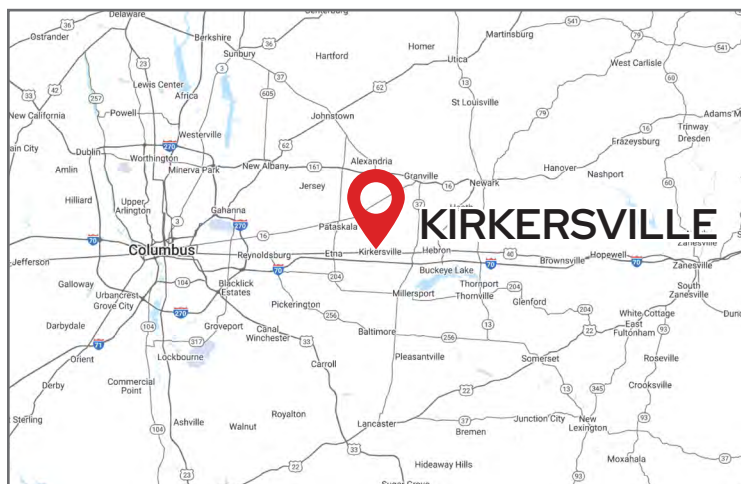
BUILDING 1:

- ±1,166,400 SF (2160' x 400')
- Build-to-Suit Office
- 54' x 50' Column Spacing
- 118 Exterior Docks
- 4 Drive-In Doors
- 456 Car Parking

BUILDING 2:

- ±408,240 SF (972' x 420')
- Build-to-Suit Office
- 54' x 50' Column Spacing
- 41 Exterior Docks
- 4 Drive-In Doors
- 345 Car Parking

- 25 Miles to Columbus, OH
- Excellent access to Central Ohio labor, suppliers, and distribution hubs



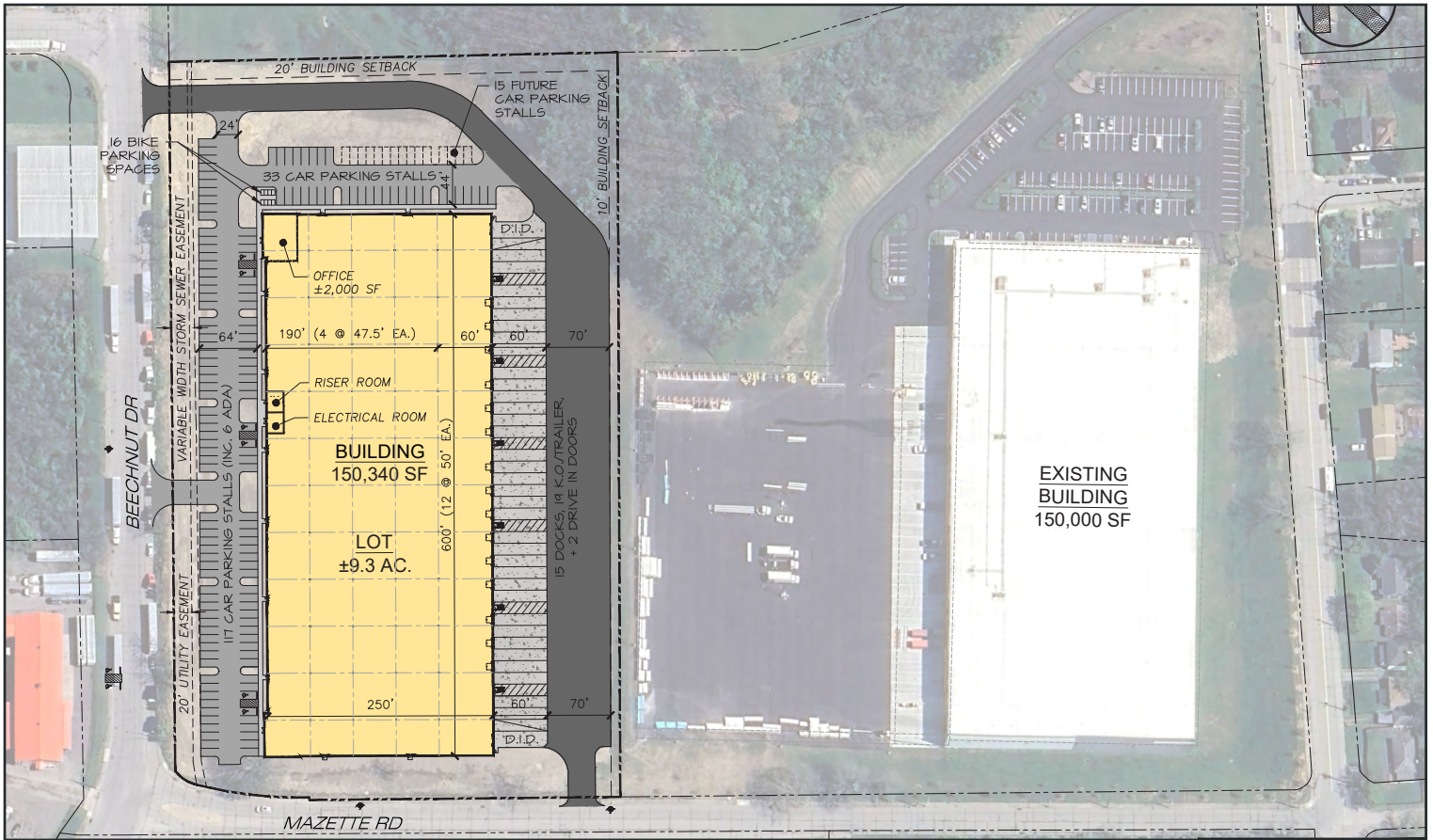
Bobby Jensen
Vice President
Becknell Industrial
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bjensen@becknellindustrial.com

Available For Lease

217 Beechnut Drive | Fairywood Industrial Park | Pittsburgh, PA
 ±150,340 SF Class A Industrial Facility



LEARN MORE



FEATURES:

- ±150,340 SF (600' x 190')
- ±2,002 SF Spec Office
- 47.5' x 52' Column Spacing
- 15 Dock Positions
- 19 Knock-Outs
- 2 Drive-In Doors
- 3,000 Amp Service
- 32' Clear Height
- 150 Car Parking
- Zoning: UI-Urban Ind.
- I-79 - 6 min. / 2.3 mi.
- I-376 - 10 min. / 4 mi.
- I-70 - 31 min. / 28.4 mi.
- I-76 - 40 min. / 22.9 mi.
- Downtown Pittsburgh: 5 min. / 8.7 mi.
- Pittsburgh Intl Airport Via I-376 E: 18 min. / 15 miles



Robert Richter
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 T: 305.298.5282
 rrichter@becknellindustrial.com

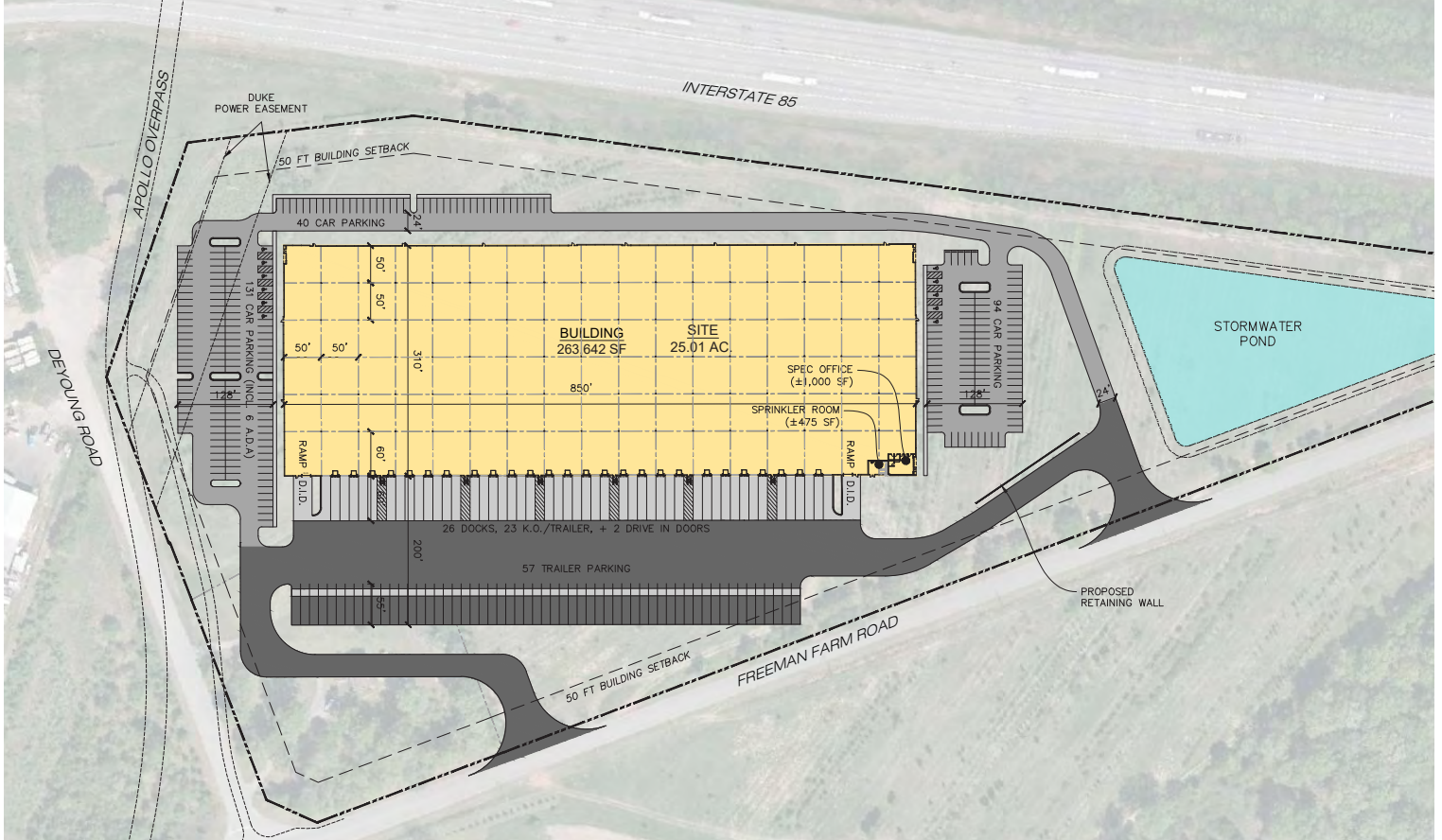
Kim Clackson
 Executive Vice President
 CBRE
 T: 412.471.3018
 kim.clackson@cbre.com

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
- ESRF Sprinkler System
- Located at I-85 Corridor
- Access to Multiple Interchanges
- Close Proximity to BMW and GSP International Airport

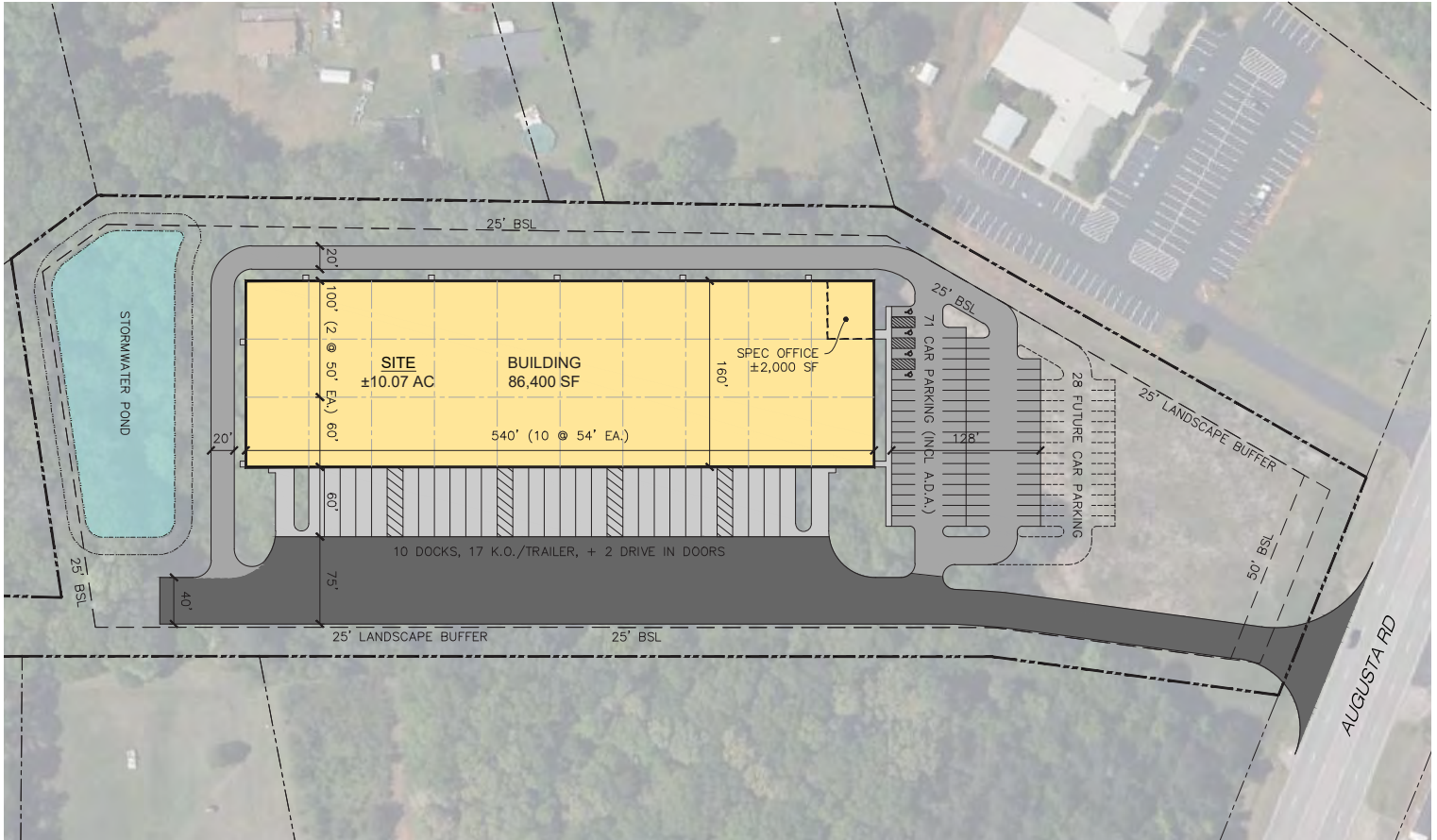


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Campbell Lewis, SIOR
 Senior Vice President
 CBRE
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Available For Lease

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



Pete Anderson
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panderson@becknellindustrial.com

Available For Lease

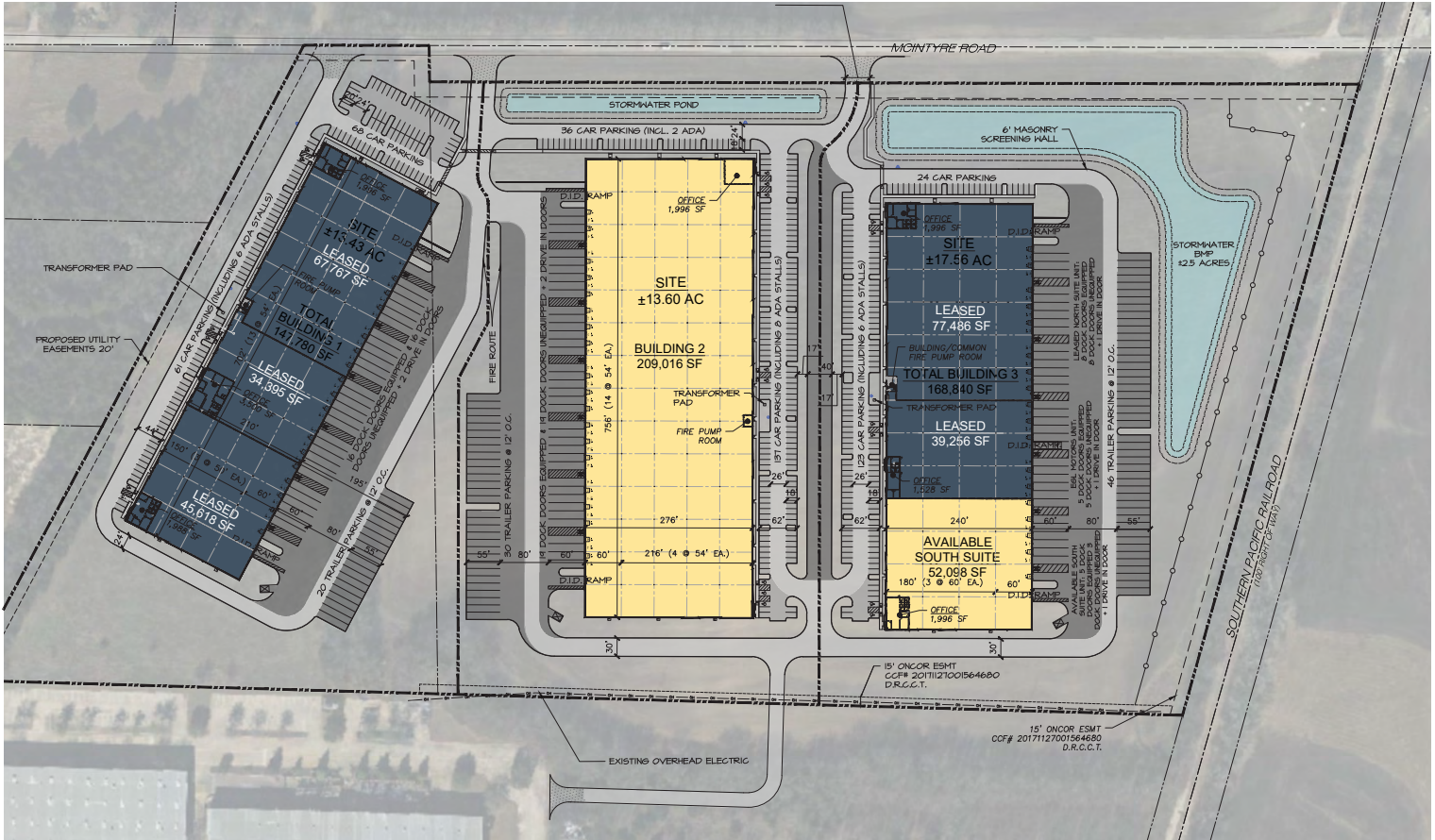
McKinney Logistics Park | McKinney, TX
 ±50,000 - 209,000 SF Class A Industrial Buildings



BUILDING 2



BUILDING 3



BUILDING 2:

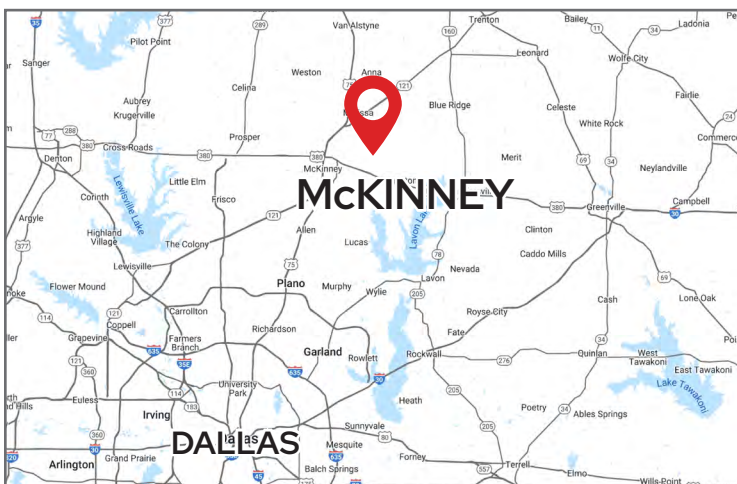
- 209,016 SF Available
- ±1,996 SF Office
- 38 Docks / 19 Equipped
- 30 Trailer Parking
- 173 Car Parking

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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Randy Touchstone

Senior Managing Director
 JLL
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 randy.touchstone@jll.com

Two Buildings For Lease

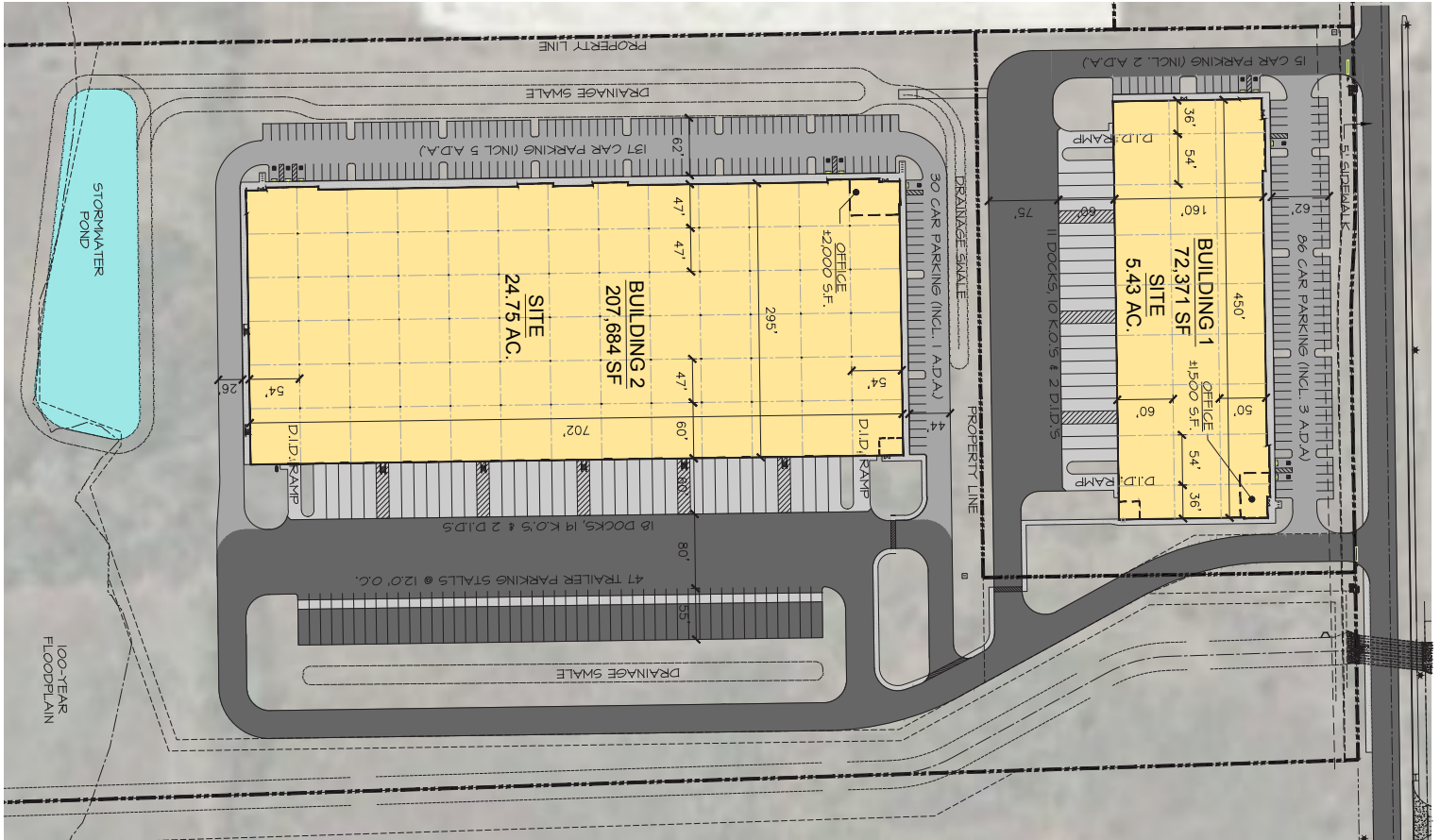
6910 - 6922 Lancer Blvd | Foster Ridge | San Antonio, TX
 ±72,000 - 207,000 SF Class A Industrial Buildings



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



Matt Neumann

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Ty Bragg

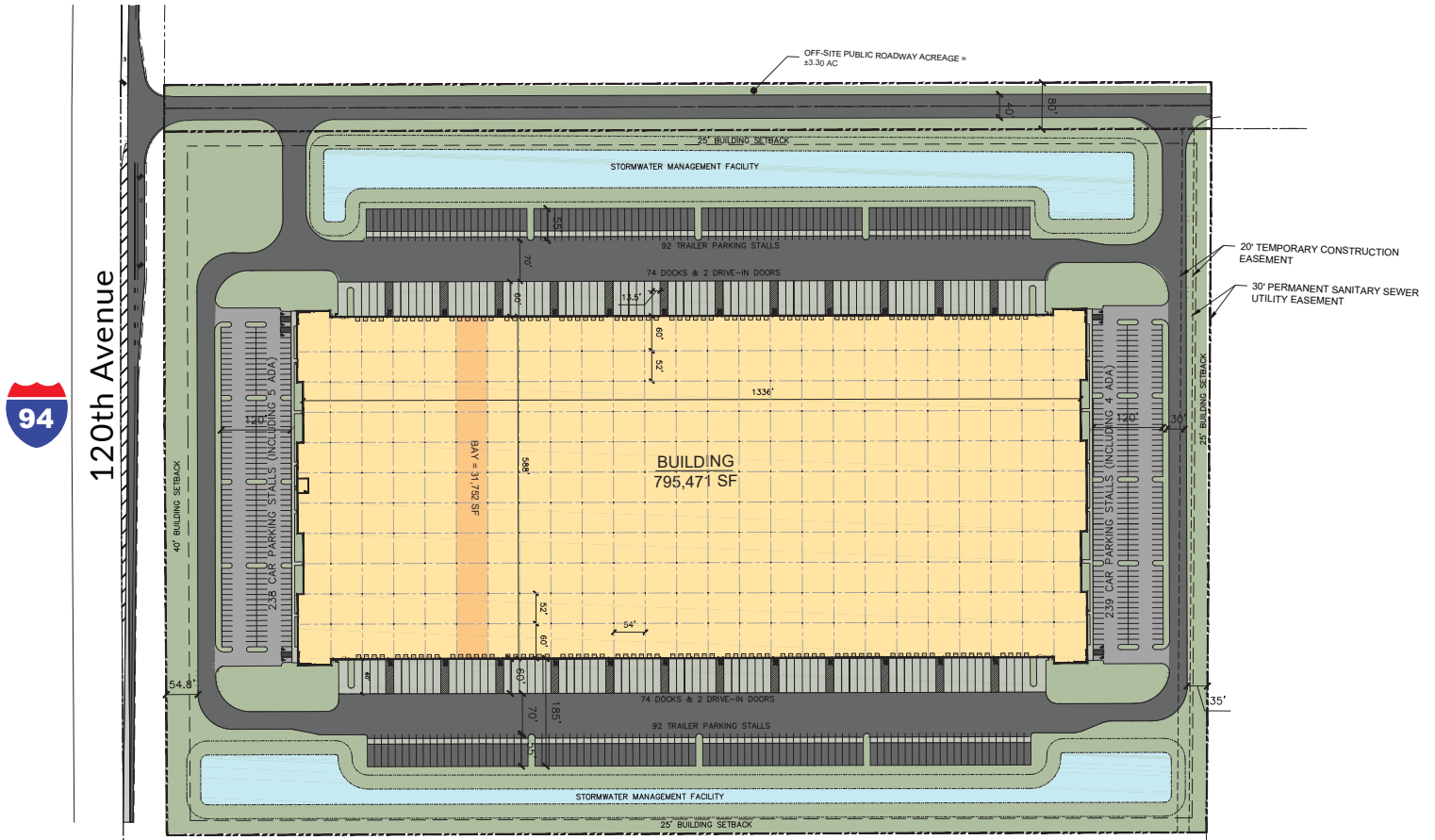
Vice President
 Cavender & Hill
 T: 210.507.2702
 tbragg@cavenderhill.com

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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