



# CORPORATE AVAILABILITY REPORT

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MARCH 2024





# Our Executive Chairman

“We have the restless drive to look for something more in every opportunity and we have the confidence that we will find it.”

**DAN HARRINGTON**  
Executive Chairman

Becknell launched into the industrial real estate business in 1990 when co-founders Dan Harrington and Fritz Hartrich joined forces to build and lease a custom warehouse to Nabisco in South Carolina.

Under Dan’s long-term leadership and strategic direction, Becknell’s national portfolio now includes more than 30 million square feet of industrial real estate property and controls undeveloped land that can support over 6 million square feet of future development.



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| <b>07</b> | <b>DEVELOPMENT</b>                 | <b>25</b> | <b>OHIO</b>           |
| <b>08</b> | <b>FEATURED PROPERTY</b>           | <b>27</b> | <b>SOUTH CAROLINA</b> |
| <b>10</b> | <b>ALABAMA</b>                     | <b>31</b> | <b>TEXAS</b>          |
| <b>11</b> | <b>ARIZONA</b>                     | <b>33</b> | <b>VIRGINIA</b>       |
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| <b>15</b> | <b>FLORIDA</b>                     |           |                       |
| <b>16</b> | <b>GEORGIA</b>                     |           |                       |



# Who We Are

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

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Becknell Industrial is a **full-service real estate firm** serving the unique needs of each of our customers **nationwide**, through the construction, design, acquisition and long-term ownership of **industrial real estate**. Our **customer-centric** focus ensures that our goals are always directly aligned with that of our **tenants** and **capital partners** alike.

## OUR MARKETS





# \$3 BILLION DEVELOPED

|  |   |  |   |  |
|--|---|--|---|--|
| <b>6+MM</b><br>Square-Feet<br>Under Development      | <b>6+MM</b><br>Square-Feet of<br>Future Development | <b>165+</b><br>Clients<br>Nationwide                           | <b>32+MM</b><br>Square-Feet<br>Developed            | <b>30+YEARS</b><br>Providing Industrial<br>Real Estate Solutions |
| <b>128</b><br>In-Service<br>Properties               | <b>98.4%</b><br>In-Service<br>Occupancy             | <b>24+MM SF</b><br>Current In-Service<br>Real Estate Portfolio | <b>130+</b><br>Projects<br>Developed                | <b>6+MM</b><br>Square-Feet of<br>Developable Land                |
| <b>18</b><br>Projects Currently<br>Under Development | <b>29</b><br>States<br>Nationwide                   | <b>600+</b><br>Acres of Land Owned<br>Across the Country       | <b>30+MM</b><br>Square-Feet in<br>Current Portfolio | <b>80.0%</b><br>Single Tenant<br>Buildings in Portfolio          |

\*Numbers reflect portfolio as of December 31, 2023



# Our Clients

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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.

## 200+ CLIENTS NATIONWIDE

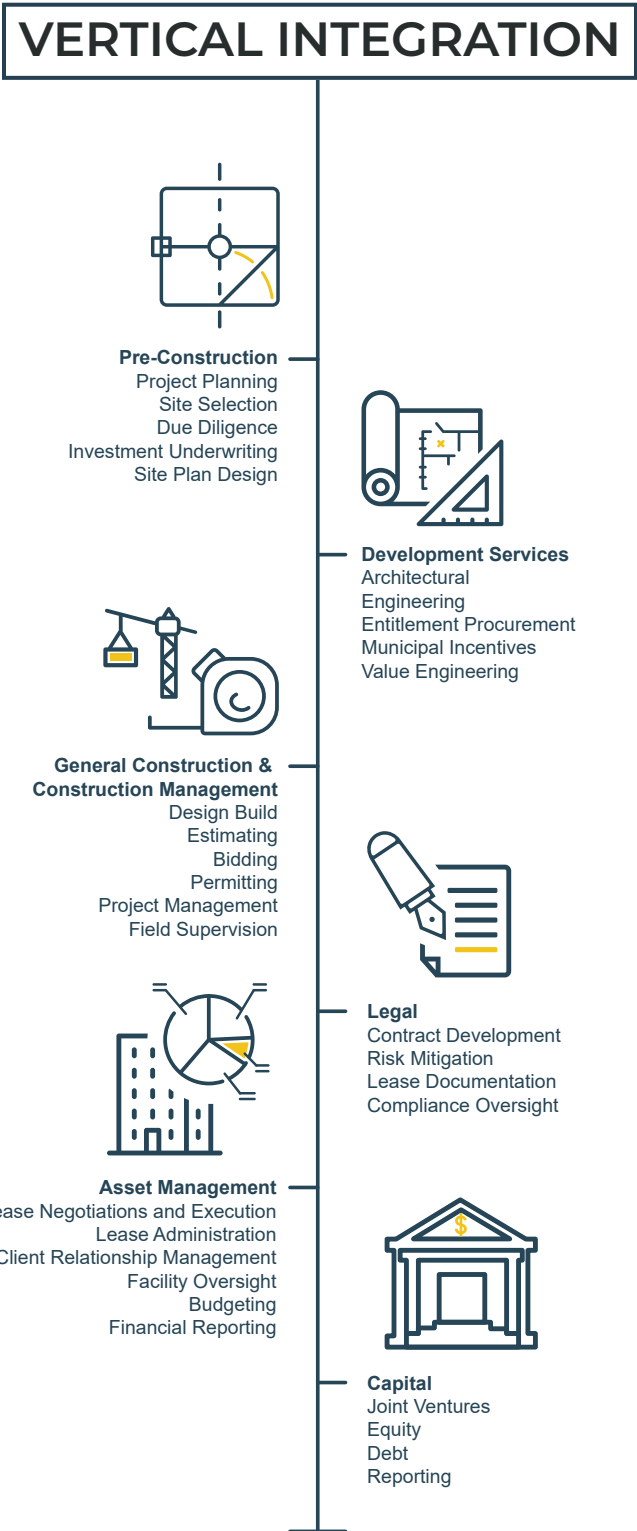




# Development

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

**McKinney Logistics Park** | McKinney, TX  
±147,000 - 210,000 SF Class A Industrial Buildings



BROCHURE



## PROJECT HIGHLIGHTS:

- Three Buildings Totaling 525,636 SF
- Ample Car Parks, Dock Doors and Trailer Stalls
- Two Storefront Entrances at Each Building
- 2000 Amp Services
- 7" 4000 psi reinforced concrete slab
- ESFR Sprinkler System
- Warehouse Lighting at 25 Footcandles



### Matt Neumann

Senior Vice President  
Becknell Industrial  
T: 708-571-0561  
mneumann@becknellindustrial.com

### Ken Wesson, SIOR, CCIM

Co-Managing Principal  
Lee & Associates  
T: 469.855.5222  
kwesson@lee-associates.com



# Three Buildings For Lease

## McKinney Logistics Park

McKinney, TX

### BUILDING 1:

**TOTAL BUILDING SIZE:**  
±147,780 SF (210' x 702')

**AVAILABLE SPACE:**  
Up to ±147,780 SF (210' x 702')

**ACRES:**  
±13.41

**OFFICE:**  
±1,996 SF Spec Office

**COLUMN SPACING:**  
50' x 54' x 60'

**CLEAR HEIGHT:**  
32'

**DOCK PACKAGE:**  
40,000# Airbag Dock Levelers

**DOCK-HIGH DOORS:**  
32 Docks / 16 Equipped w/ Air Levelers

**DRIVE-IN DOORS:**  
2 (12' x 14')

**CAR PARKING:**  
146 Spaces

**TRAILER PARKING:**  
20 Dedicated Spaces

### BUILDING 2:

**TOTAL BUILDING SIZE:**  
±209,016 SF (276' x 756')

**AVAILABLE SPACE:**  
Up to ±209,016 SF (276' x 756')

**ACRES:**  
±13.58

**OFFICE:**  
±1,996 SF Spec Office

**COLUMN SPACING:**  
50' x 54' x 60'

**CLEAR HEIGHT:**  
32'

**DOCK PACKAGE:**  
40,000# Airbag Dock Levelers

**DOCK-HIGH DOORS:**  
38 Docks / 19 Equipped w/ Air Levelers

**DRIVE-IN DOORS:**  
2 (12' x 14')

**CAR PARKING:**  
173 Spaces

**TRAILER PARKING:**  
30 Dedicated Spaces

### BUILDING 3:

**TOTAL BUILDING SIZE:**  
±168,840 SF (240' x 702')

**AVAILABLE SPACE:**  
Up to ±168,840 SF (240' x 702')

**ACRES:**  
±17.58

**OFFICE:**  
±1,996 SF Spec Office

**COLUMN SPACING:**  
50' x 54' x 60'

**CLEAR HEIGHT:**  
32'

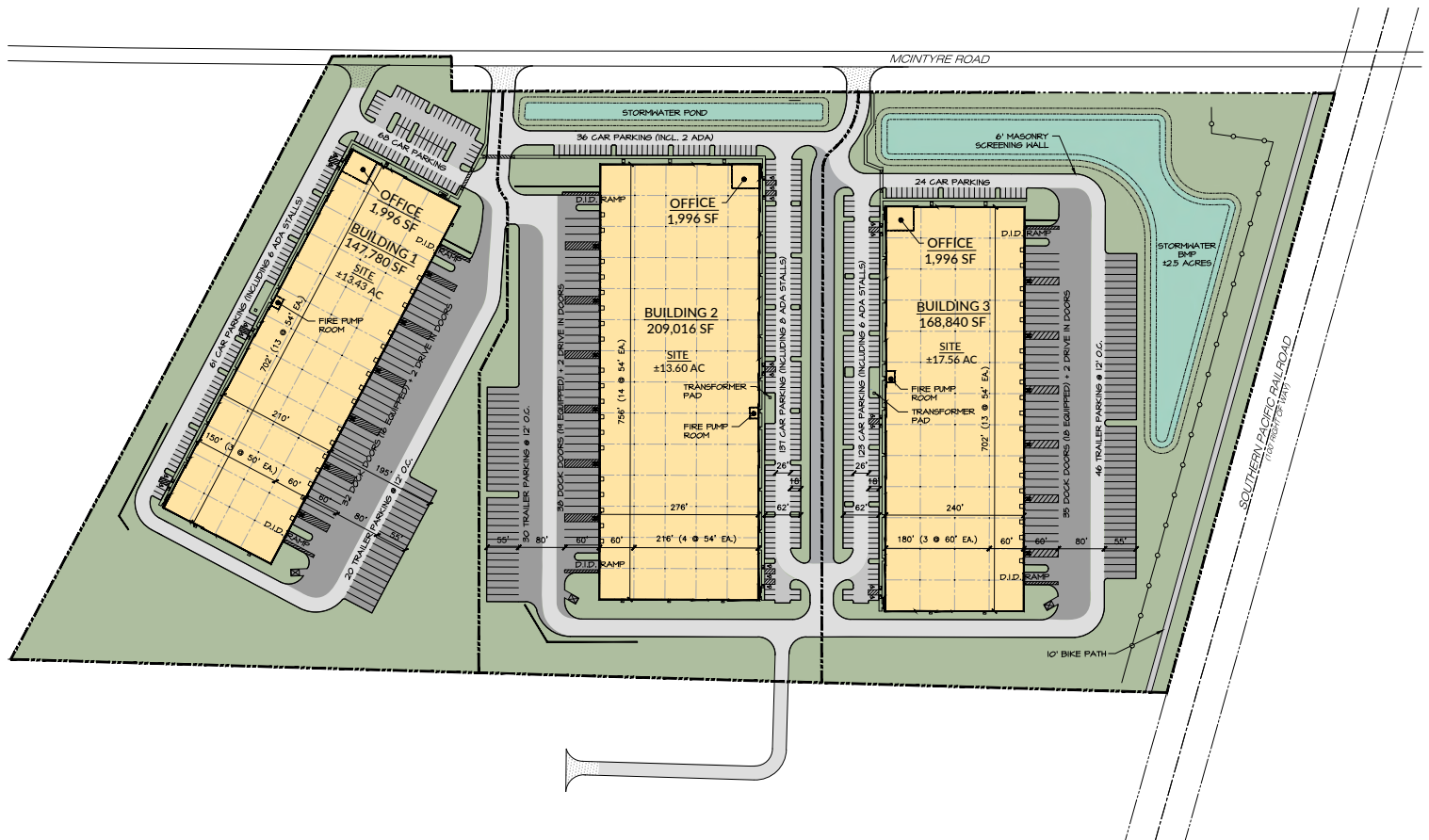
**DOCK PACKAGE:**  
40,000# Airbag Dock Levelers

**DOCK-HIGH DOORS:**  
35 Docks / 18 Equipped w/ Air Levelers

**DRIVE-IN DOORS:**  
2 (12' x 14')

**CAR PARKING:**  
148 Spaces

**TRAILER PARKING:**  
91 Dedicated Spaces

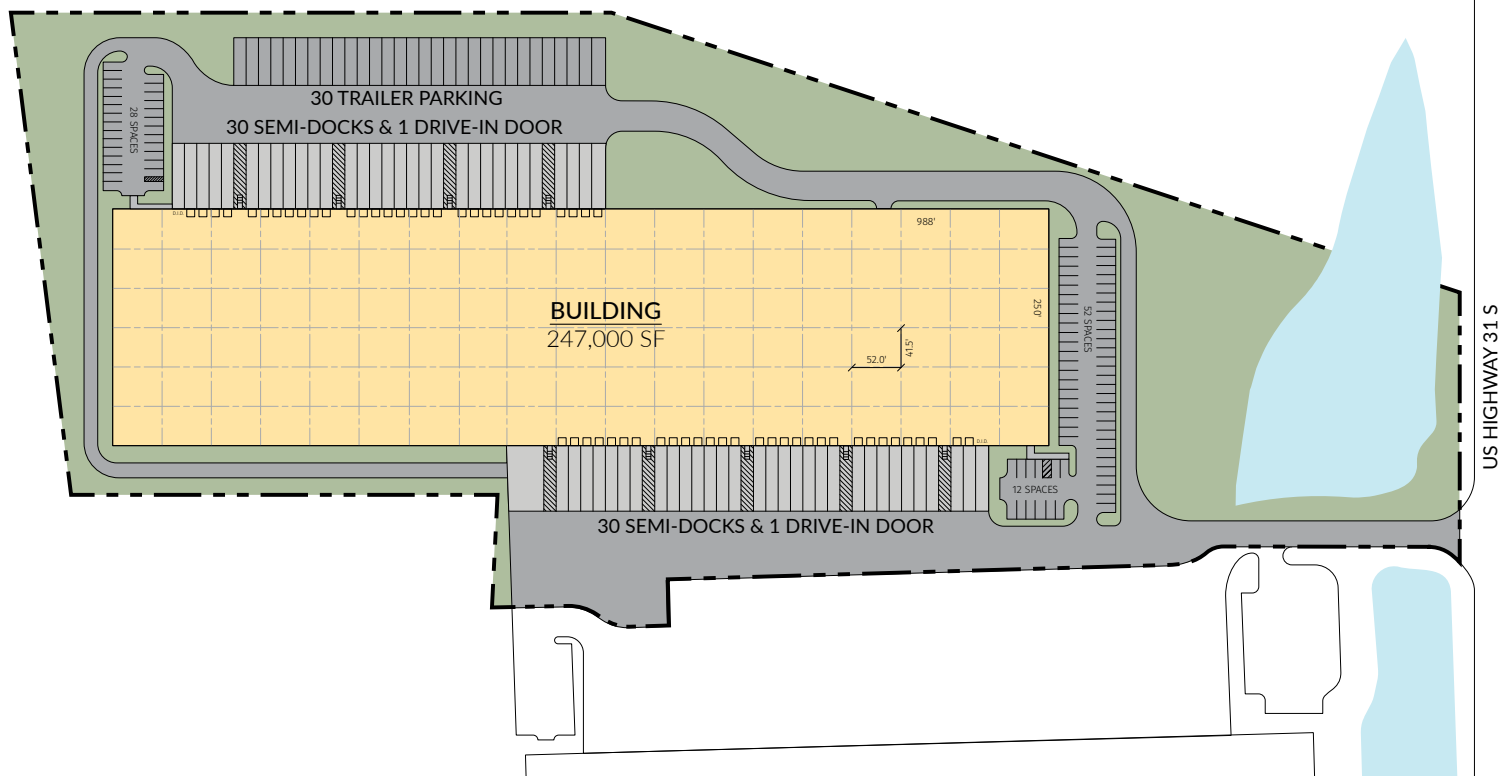


# Available For Lease

**3536 Highway 31** | Calera, AL  
±247,000 SF Cross-Dock Industrial Building



BROCHURE



## FEATURES:

- 13,000 SF Bays (52' x 250')
- 32' Clear Height
- 60 Dock High Doors
- TPO Roof Membrane
- ESFR, Type IV Sprinkler
- 180' Truck Court
- Extra Trailer Storage
- 6" Floor on 4,000 psi
- Less than five minutes to I-65.
- 35 minutes to the Birmingham Int'l Airport
- Within one hour of three automotive OEMS



## Matt Neumann

Senior Vice President  
Becknell Industrial

T: 708.571.0561

mneumann@becknellindustrial.com

## Sonny Culp, SIOR

Senior Vice President  
Graham Company

T: 205.871.7100

sonnyc@grahamcompany.com

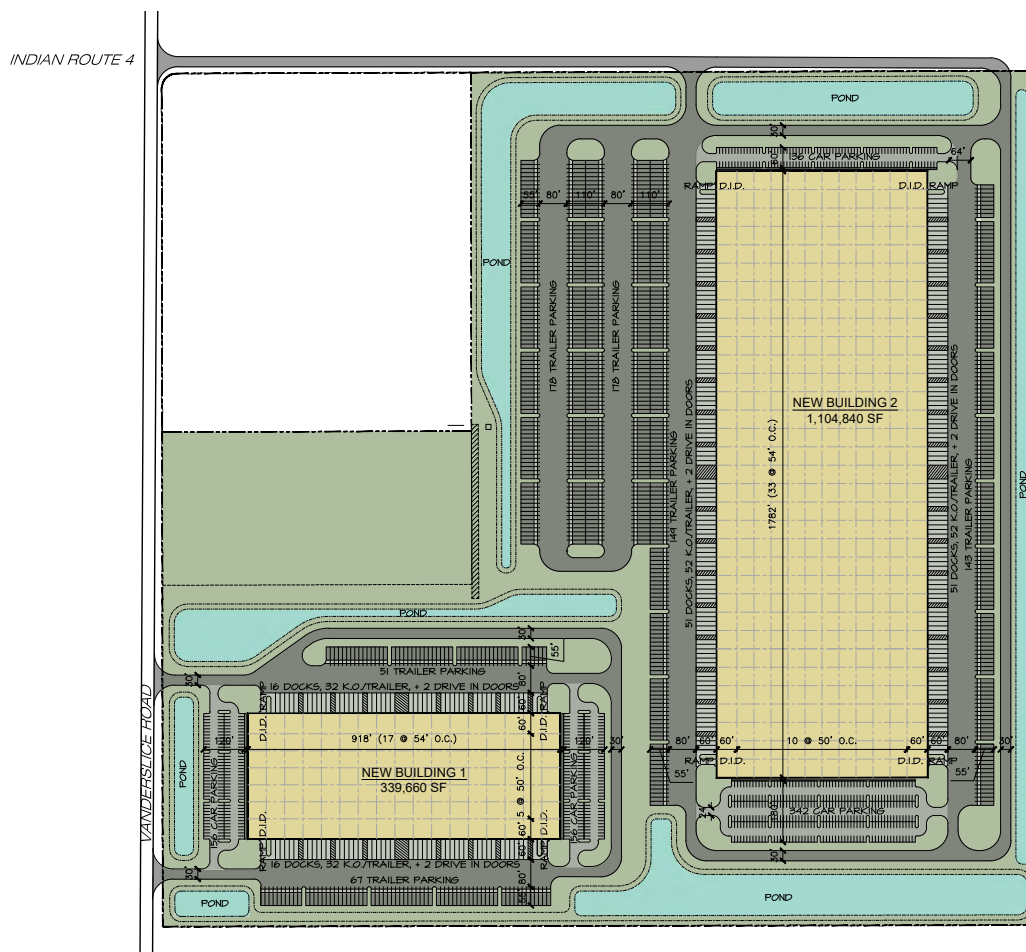


# Build-to-Suit For Sale

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



BROCHURE



## 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



**Matt Neumann**

Senior Vice President

Becknell Industrial

T: 708.571.0561

mneumann@becknellindustrial.com

**Paul Sweetland**

Vice Chair

Colliers

T: 702.836.3750

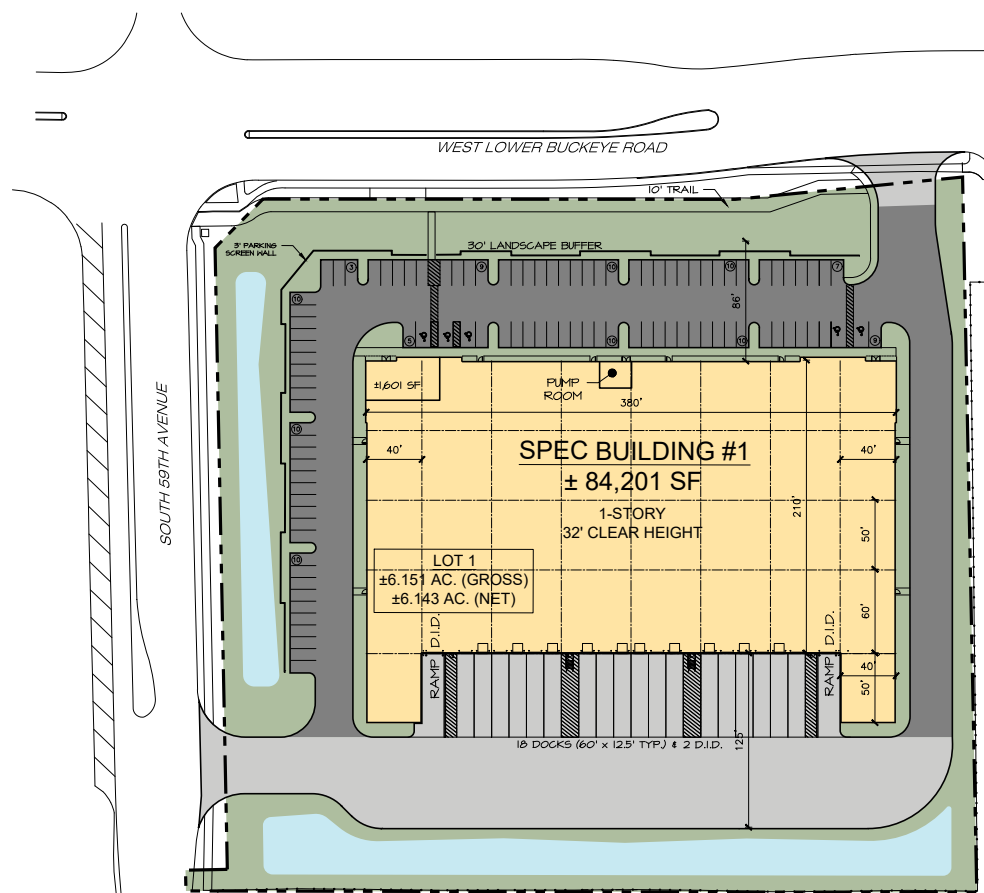
paul.sweetland@colliers.com

# Build-to-Suit For Sale / Lease

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



BROCHURE



## 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



**Pete Anderson**  
Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

**Gary Anderson**  
Managing Director  
Cushman & Wakefield  
T: 602.224.4439  
gary.anderson@cushwake.com

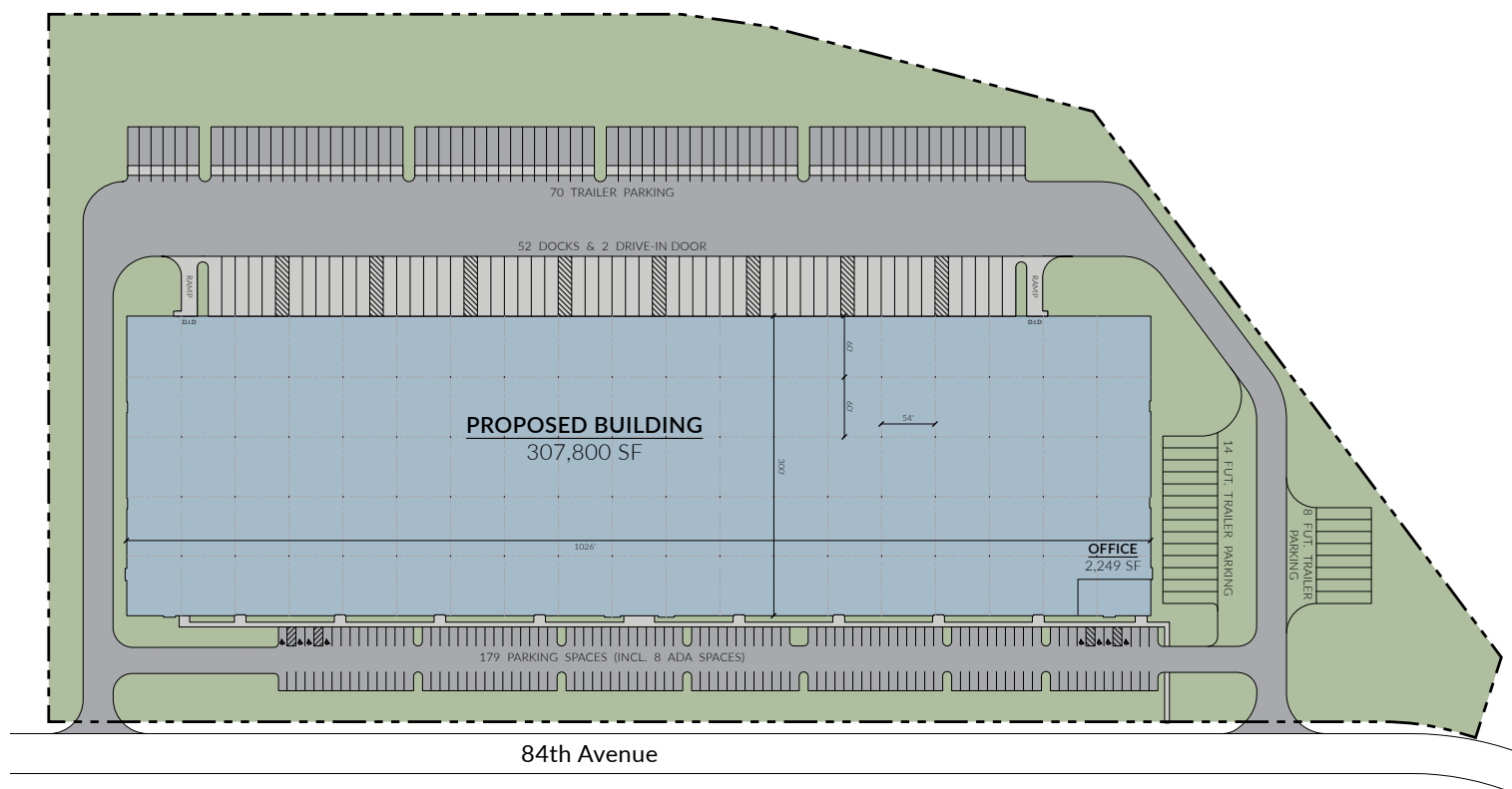


# Build-to-Suit For Lease

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



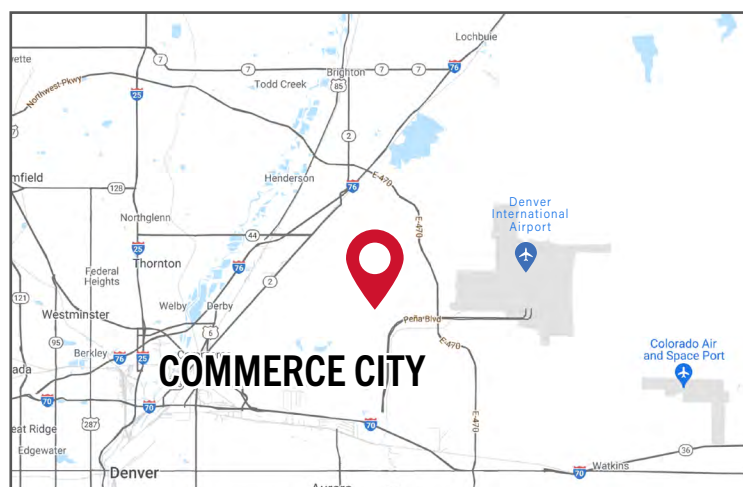
BROCHURE



## FEATURES:

- ±307,800 SF (1026' x 300')
- ±2,246 SF Office Spaces
- ±19.8 Acres
- 32' Clear Height
- 32 Equipped Docks
- 20 Dock Doors
- 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.



**Pete Anderson**  
Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

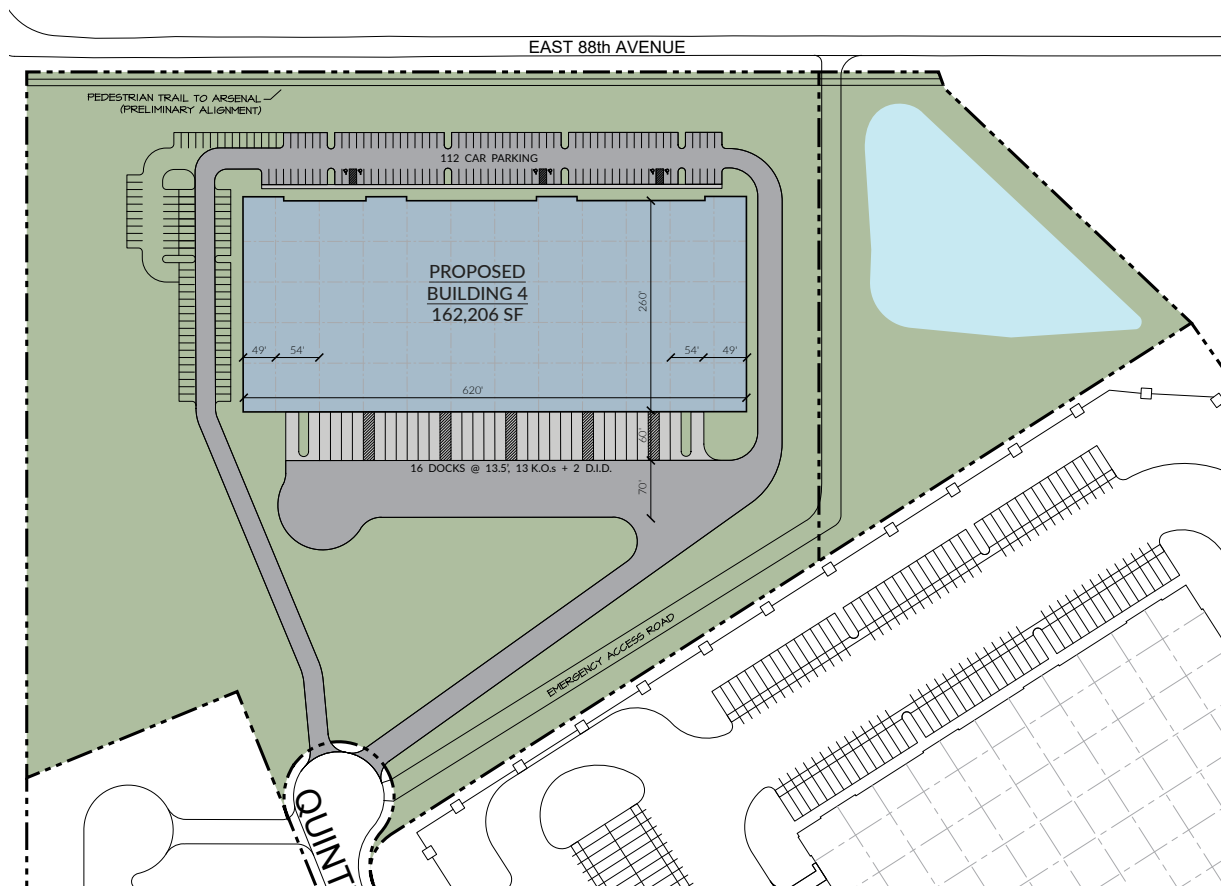
**Jim Bolt**  
Vice Chairman  
CBRE  
T: 720.528.6310  
james.bolt@cbre.com

# Build-to-Suit For Lease

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



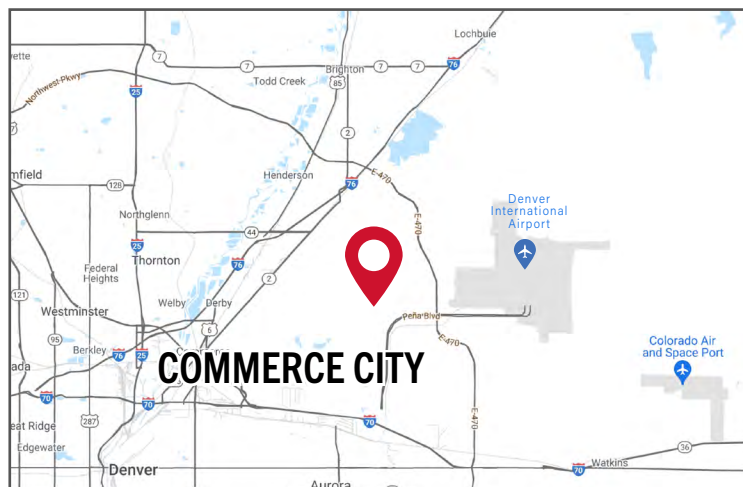
BROCHURE



## 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.



**Pete Anderson**  
Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

**Jim Bolt**  
Vice Chairman  
CBRE  
T: 720.528.6310  
james.bolt@cbre.com

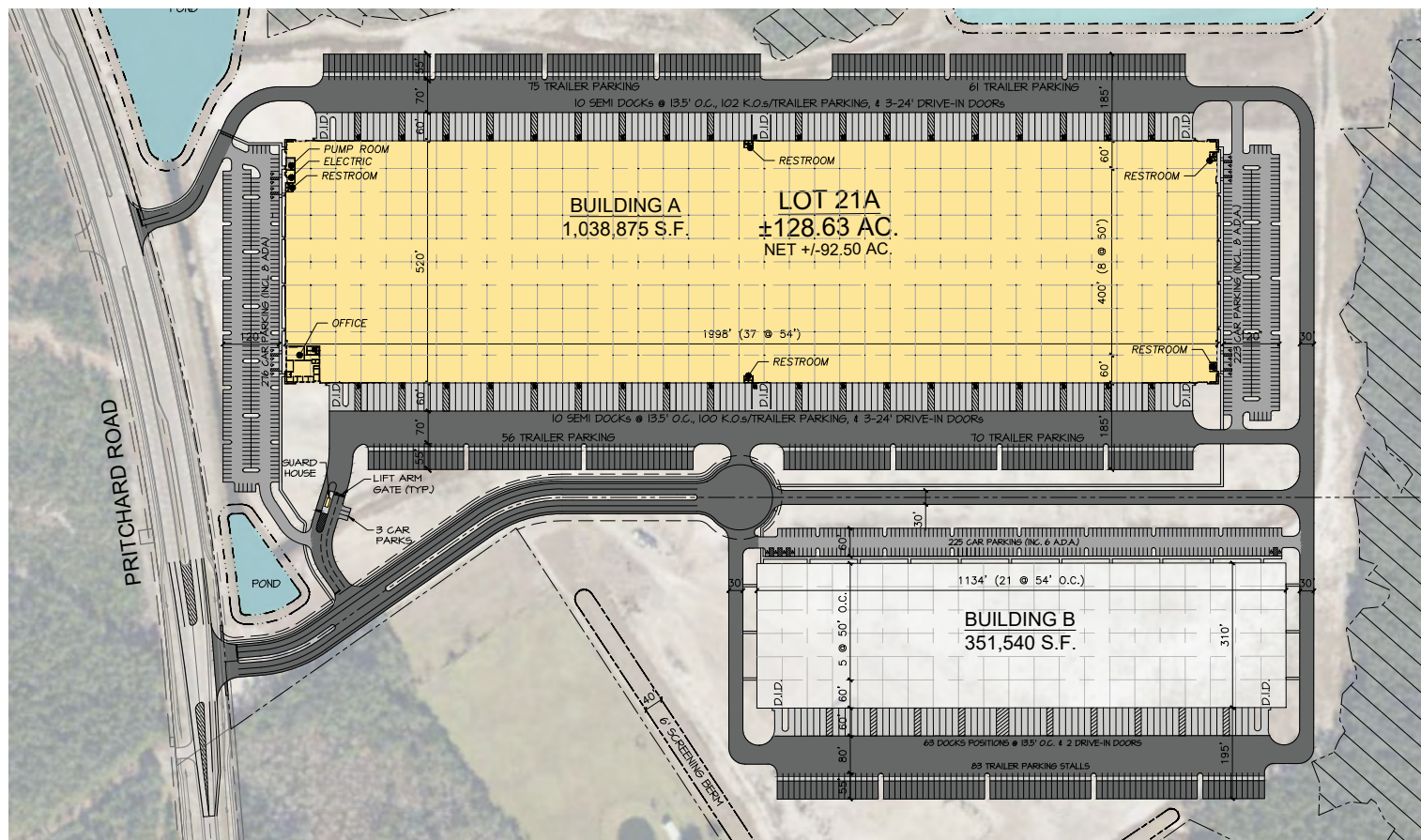


# Build-to-Suit For Sale / Lease

13522 Pritchard Road | Westlake Industrial Park | Jacksonville, FL  
±1,038,875 SF Class A Industrial Build-to-Suit Opportunity



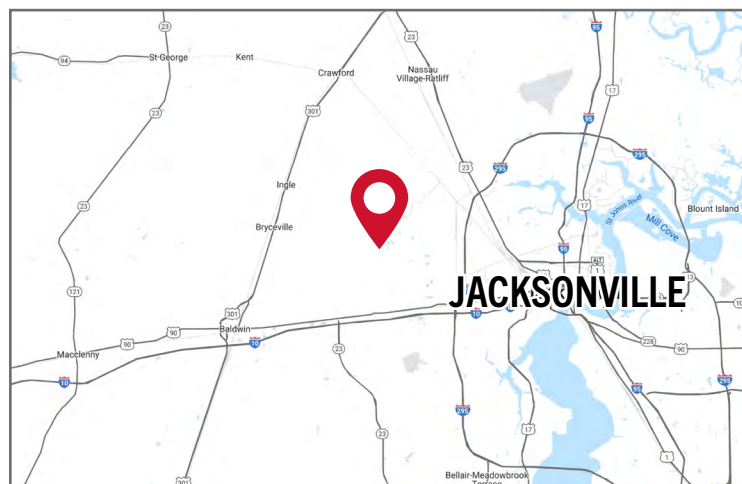
BROCHURE



## FEATURES:

- ±477,362 SF (520' x 918')
- ±2,000 Spec Office
- ±128.63 Acres
- 36' Clear Height
- 91 Dock Doors
- 4 Drive-In Doors
- 499 Car 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



## Matt Neumann

Senior Vice President  
Becknell Industrial  
T: 708-571-0561

mneumann@becknellindustrial.com

## Guy Preston

Senior Vice President  
Colliers  
T: 904.591.0800

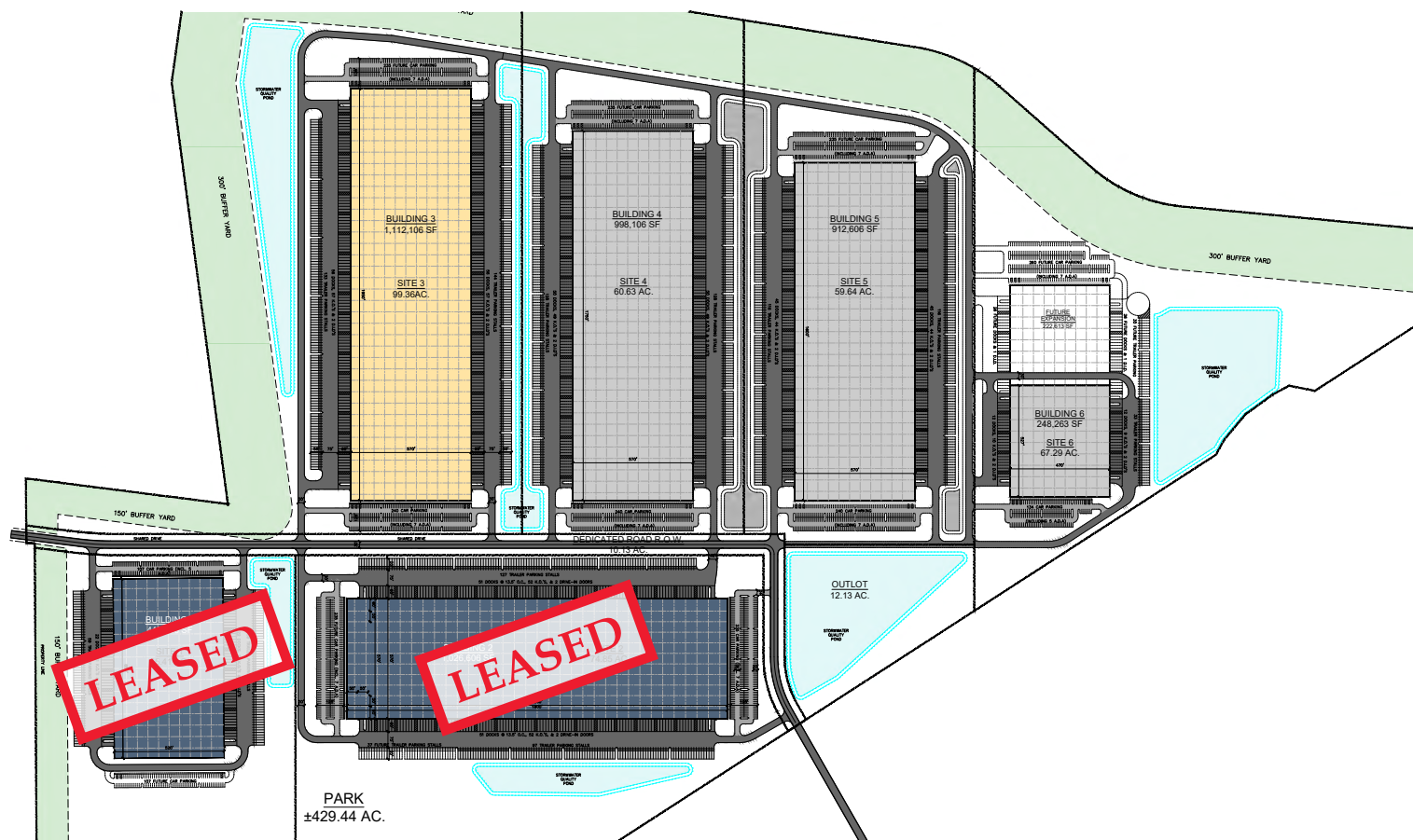
guy.preston@colliers.com

# Available For Lease

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



BROCHURE



- ±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
- 5.1 miles to I-95
- 10.9 miles to Georgia Port Authority
- 11.4 miles to Savannah/Hilton Head Intl. Airport



**Pete Anderson**  
Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

**Chris Tomasulo**  
Executive Managing Director  
JLL  
T: 404.995.2462  
christomasulo@am.jll.com

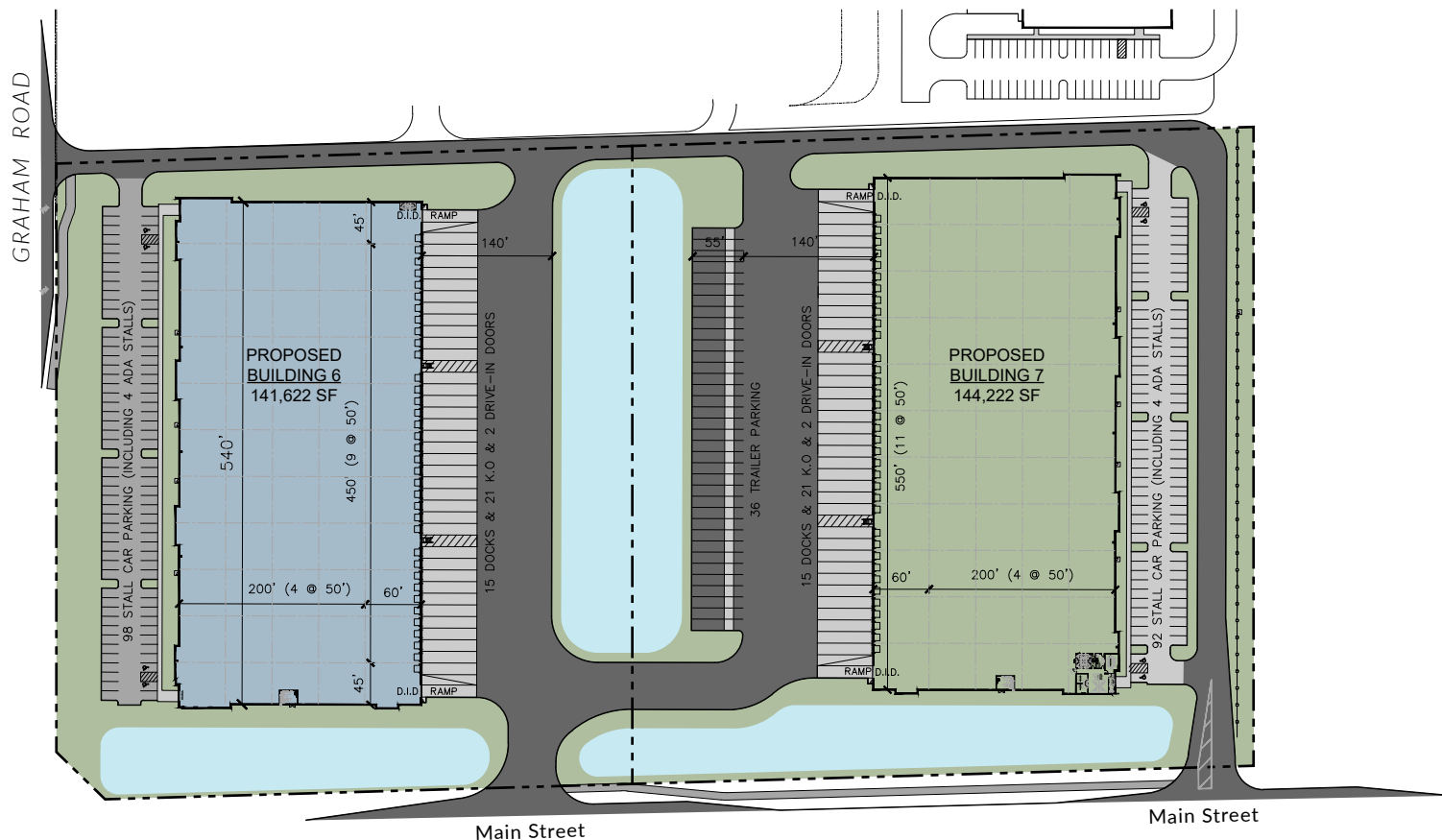


# Build-to-Suit For Lease

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



BROCHURE



## 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



## Derek Hawkins

Senior Vice President  
Becknell Industrial  
T: 317.669.6007  
dhawkins@becknellindustrial.com

## Sean McHale, SIOB

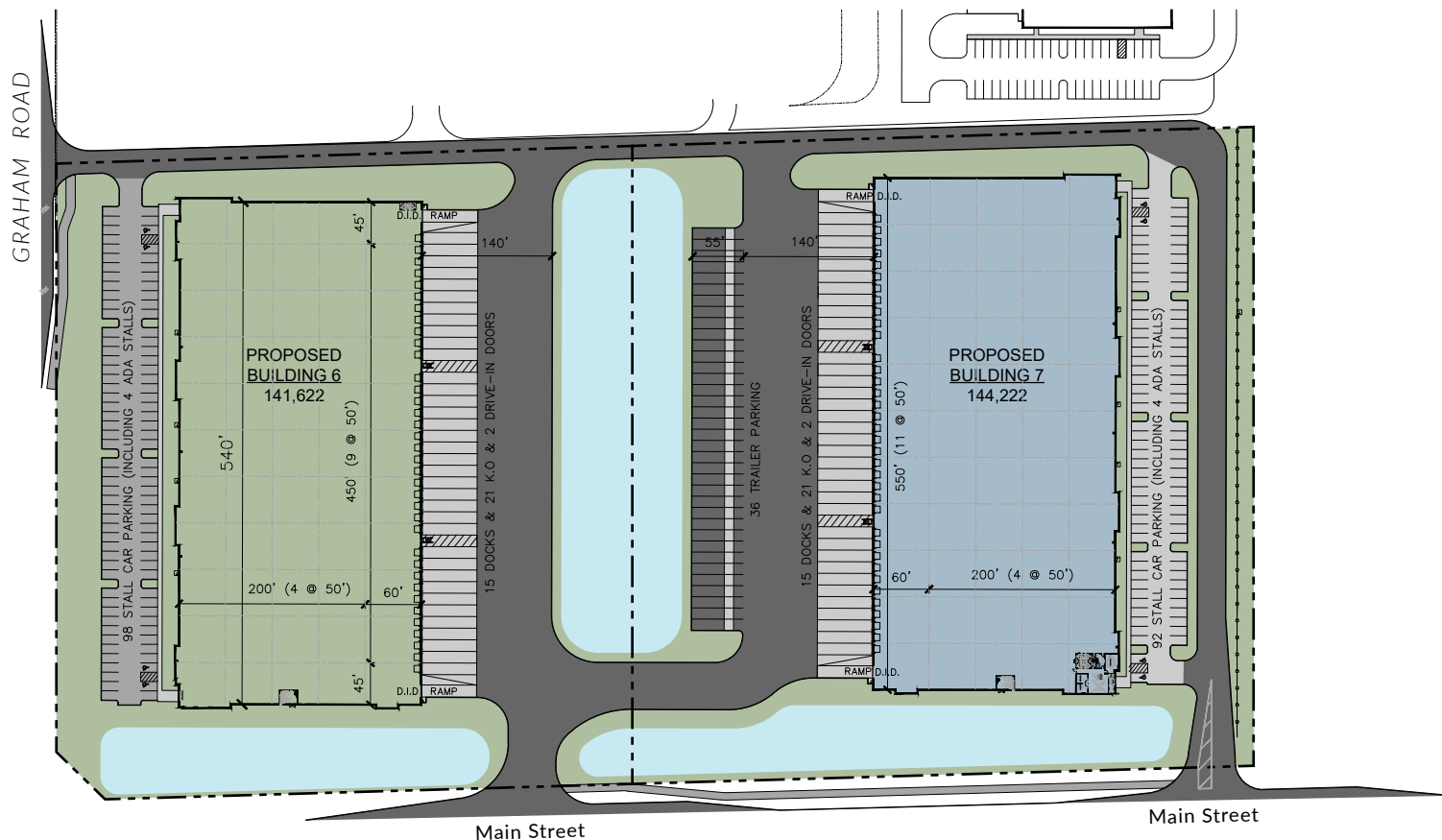
Principal  
Avison Young  
T: 317.210.8809  
sean.mchale@avisonyoung.com

# Build-to-Suit For Lease

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



BROCHURE



## 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



### Derek Hawkins

Senior Vice President  
Becknell Industrial  
T: 317.669.6007  
dhawkins@becknellindustrial.com

### Sean McHale, SIOB

Principal  
Avison Young  
T: 317.210.8809  
sean.mchale@avisonyoung.com

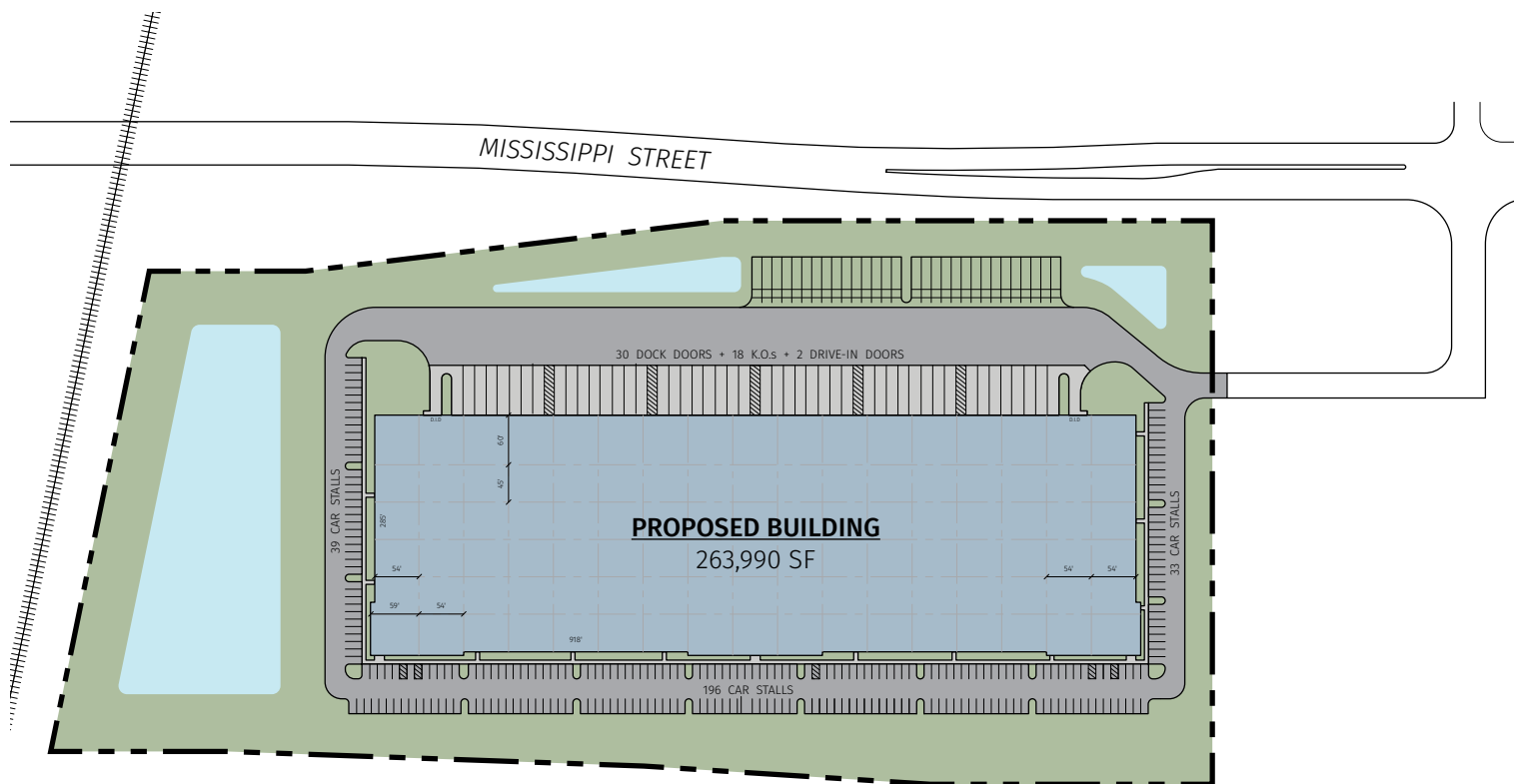


# Build-to-Suit For Lease

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



BROCHURE



## 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



## Matt Neumann

Senior Vice President  
Becknell Industrial

T: 708-571-0561

mneumann@becknellindustrial.com

## Scott Duerkop

Managing Director  
JLL

T: 312.952.0260

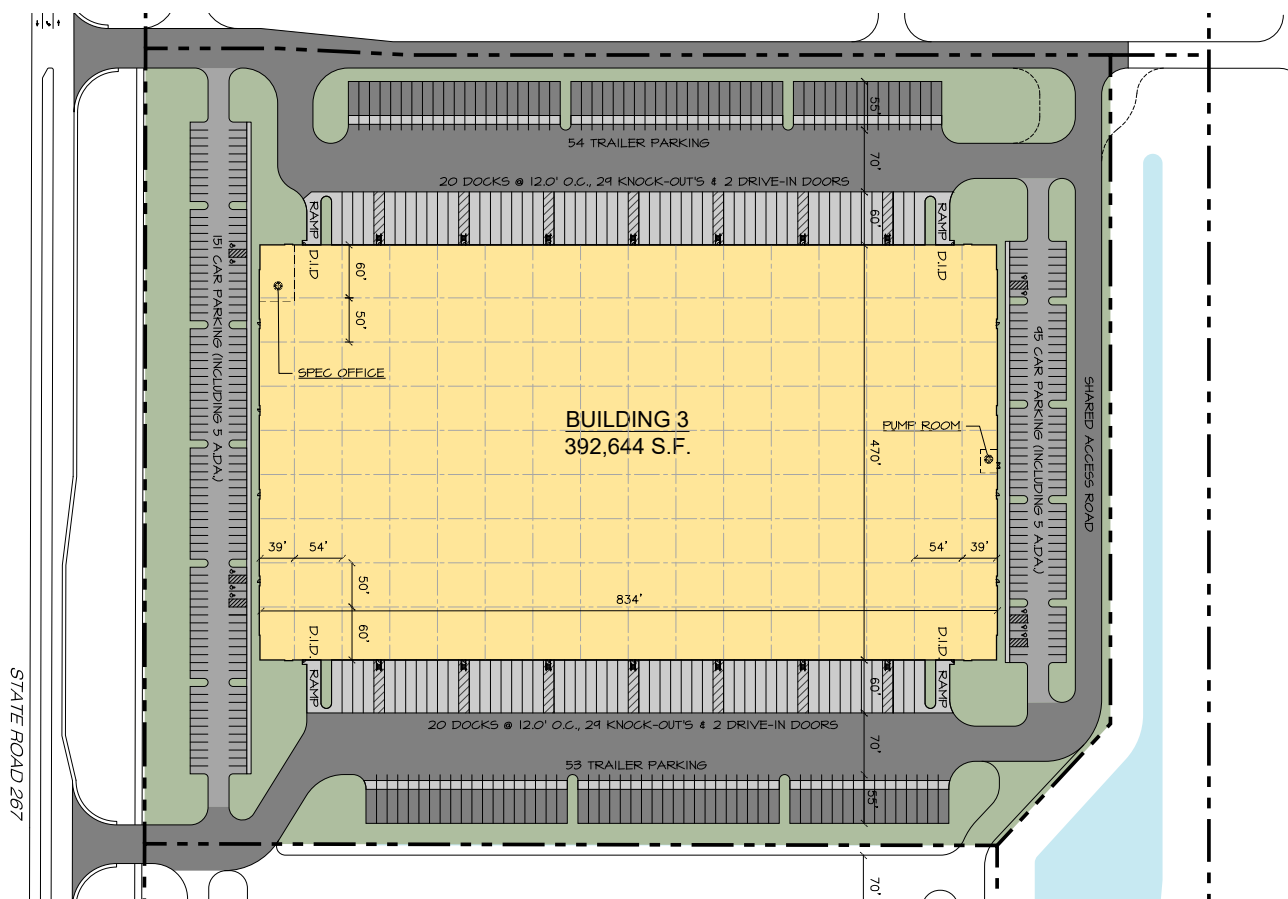
scott.duerkop@am.jll.com

# Available For Lease

5301 State Road 267 | 267 Industrial Park | Whitestown, IN  
±200,000 - 390,000 SF Facility



BROCHURE



## FEATURES:

- ±392,644 SF (470' x 834')
- ±Build-to-Suit Office
- Zoned: I-1
- 52.1' x 50' Column Spacing
- 32' Clear Height
- 40 Equipped Docks
- 4 Drive-In Doors
- 285 Car Parking
- 113 Dedicated 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



**Pete Anderson**  
Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

**Michael Weishaar**  
Vice Chair  
Cushman & Wakefield  
T: 317.639.0494  
michael.weishaar@cushwake.com

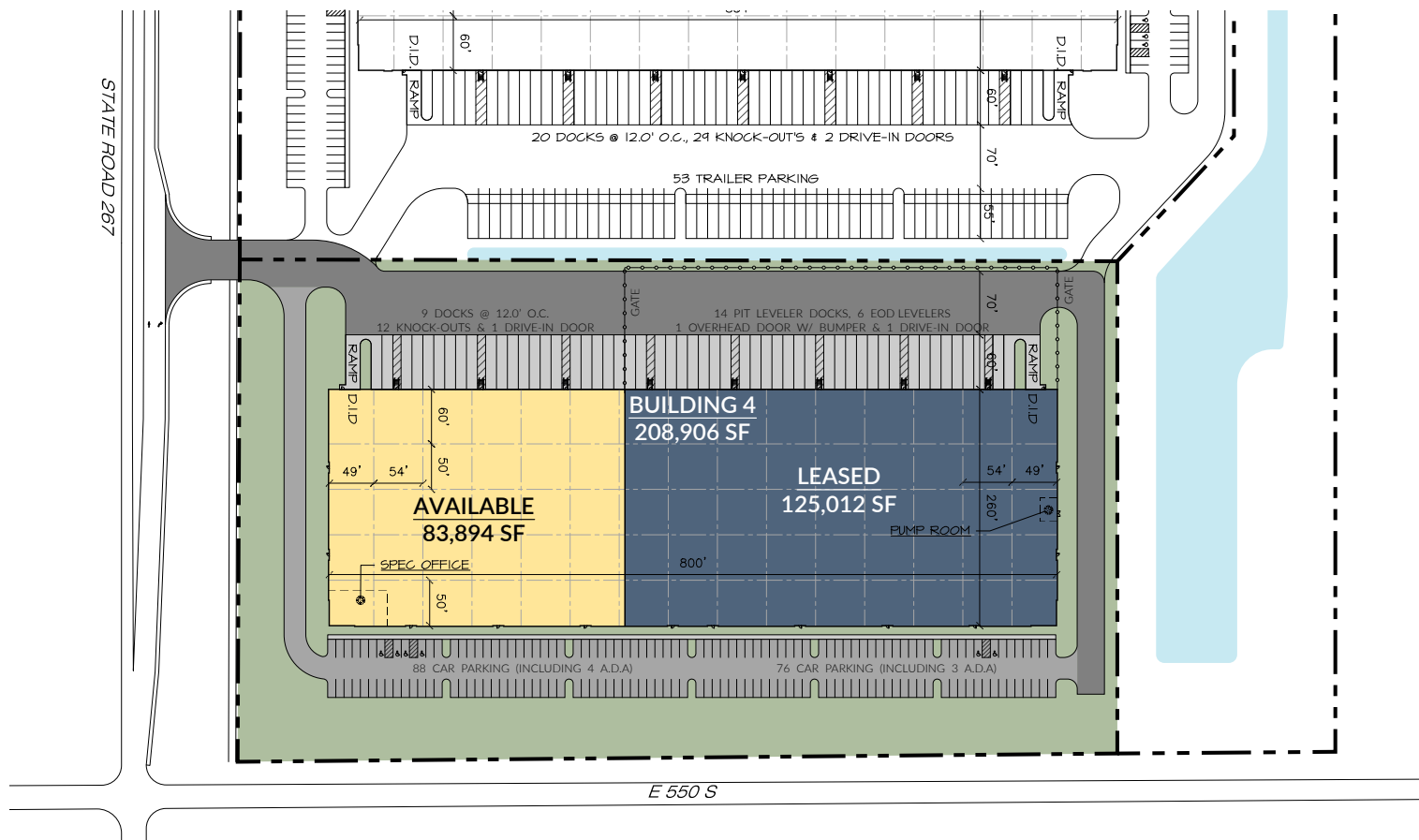


# Available Q1 2023

5433 S SR 267 | 267 Industrial Park | Whitestown, IN  
±208,906 SF Facility



BROCHURE



## 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



**Pete Anderson**  
Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

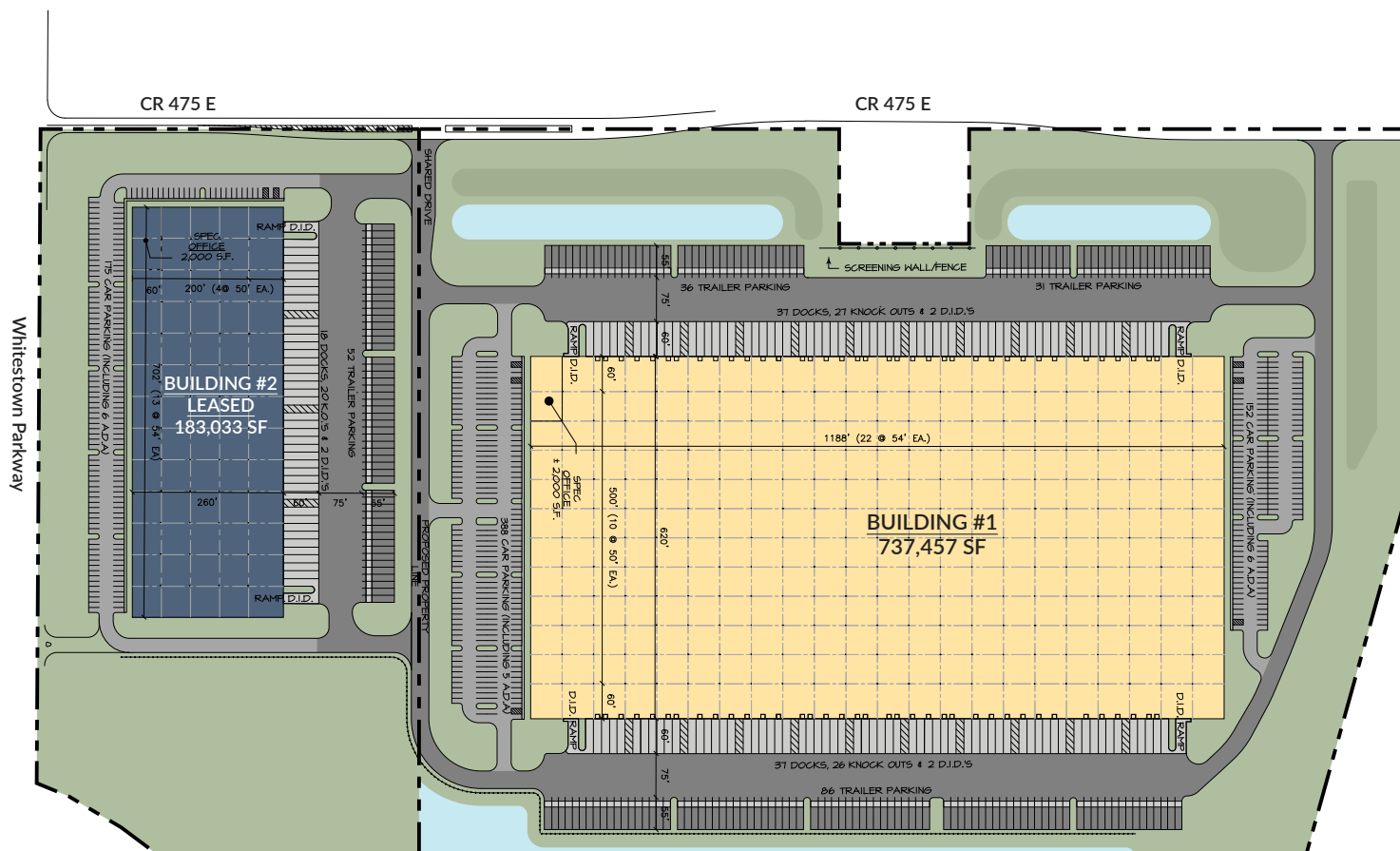
**Michael Weishaar**  
Vice Chair  
Cushman & Wakefield  
T: 317.639.0494  
michael.weishaar@cushwake.com

# Available For Lease

6299 S CR 475 E | Westpark Logistics Center | Whitestown, IN  
±183,033 - 737,237 SF Facilities



BROCHURE



## FEATURES:

- ±737,457 SF (620' x 1188')
- ±2,000 SF Spec Office
- 50' x 54' Column Spacing
- 40' Clear Height
- 74 Dock Doors
- 4 Drive-In Doors
- 388 Car Parking
- 153 Trailer Parking
- 12 K.O.'s / Trailer Parking
- (2) 1,200A Electrical Service
- Easy Access to I-65
- Located Just 24 Miles From the Indianapolis International Airport
- Convenient Access to the Whitestown Connector Bus Service



**Pete Anderson**  
Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

**Michael Weishaar**  
Vice Chair  
Cushman & Wakefield  
T: 317.639.0494  
michael.weishaar@cushwake.com

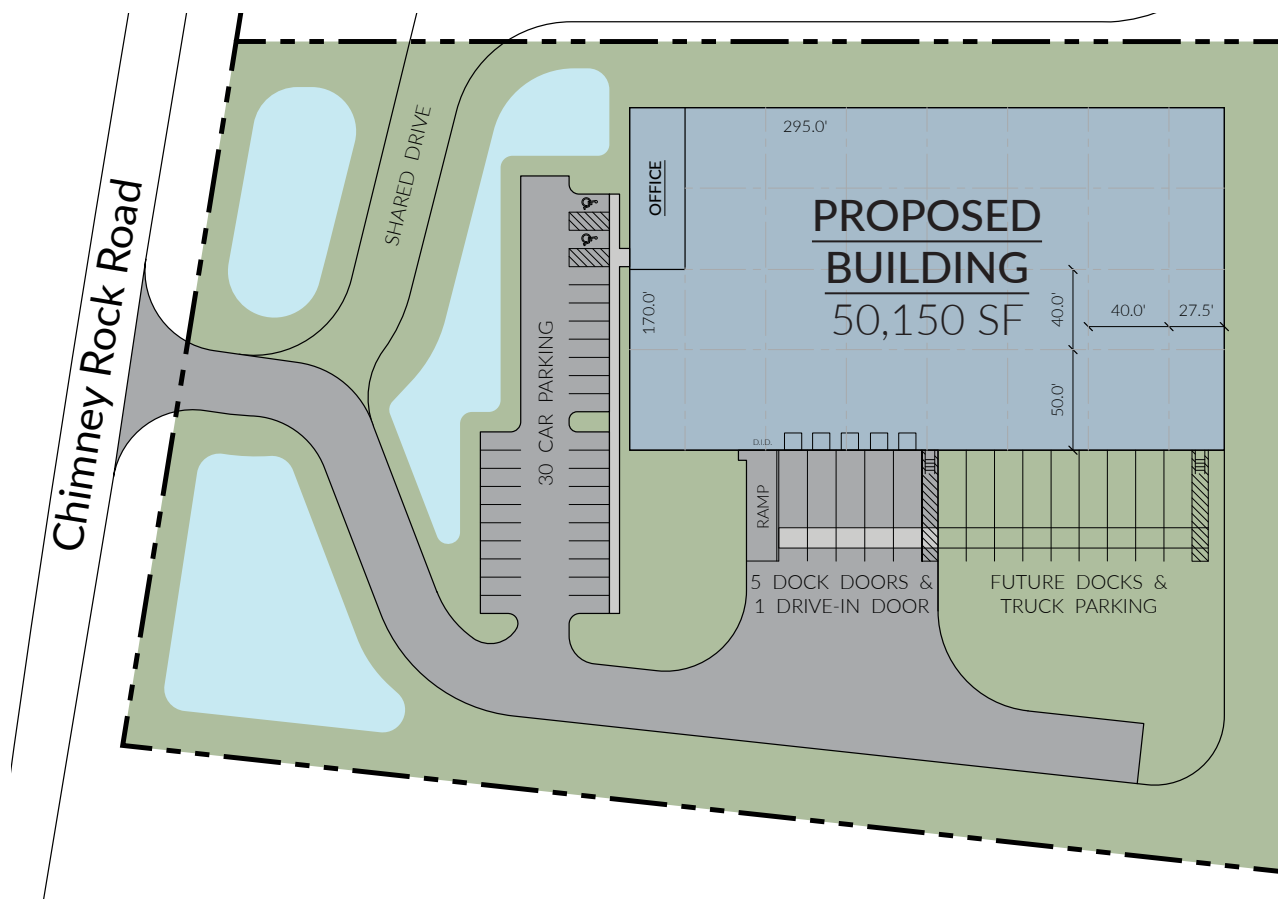


# Build-to-Suit For Lease

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

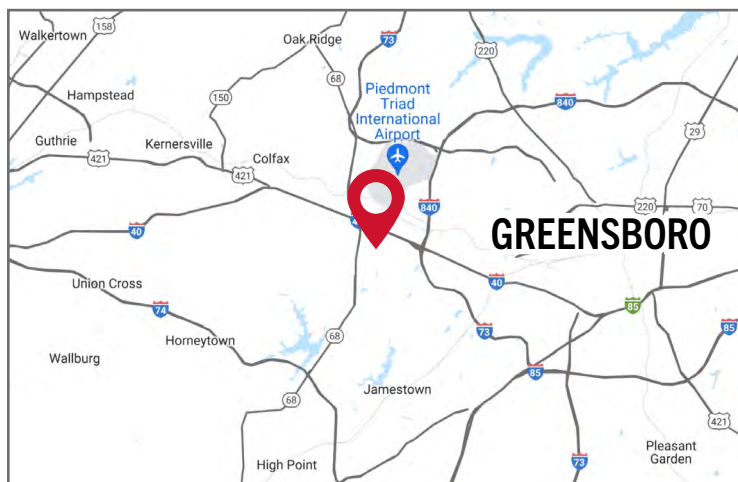


BROCHURE



## 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

Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

## Spencer Yorke

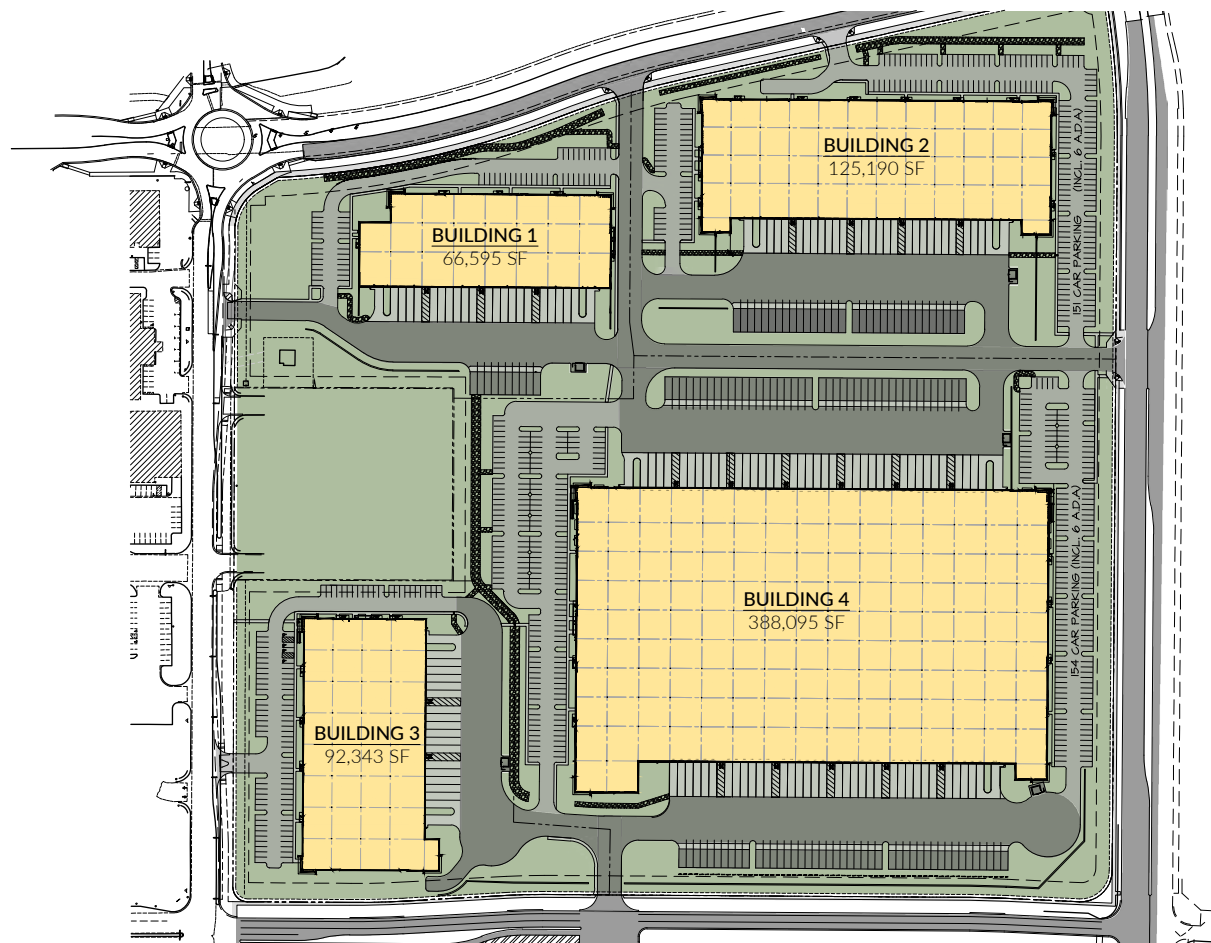
Managing Director  
JLL  
T: 704.927.3004  
spencer.yorke@am.jll.com

# Available For Lease

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



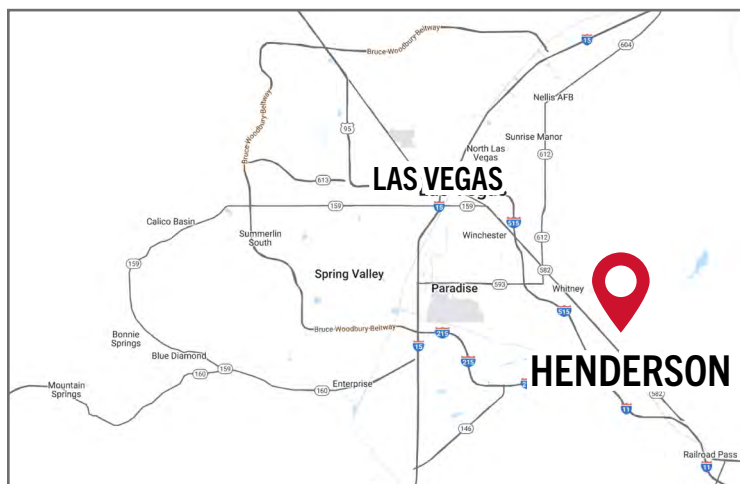
BROCHURE



## FEATURES:

- Class A Warehouse/Distribution Product
- ±672,223 Total SF
- Situated on ±45.39 Acres
- ESFR Fire Suppression System
- Dock and Grade Loading
- 7" Reinforced Concrete Slab

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.



**Matt Neumann**  
Senior Vice President  
Becknell Industrial  
T: 708-571-0561  
mneumann@becknellindustrial.com

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

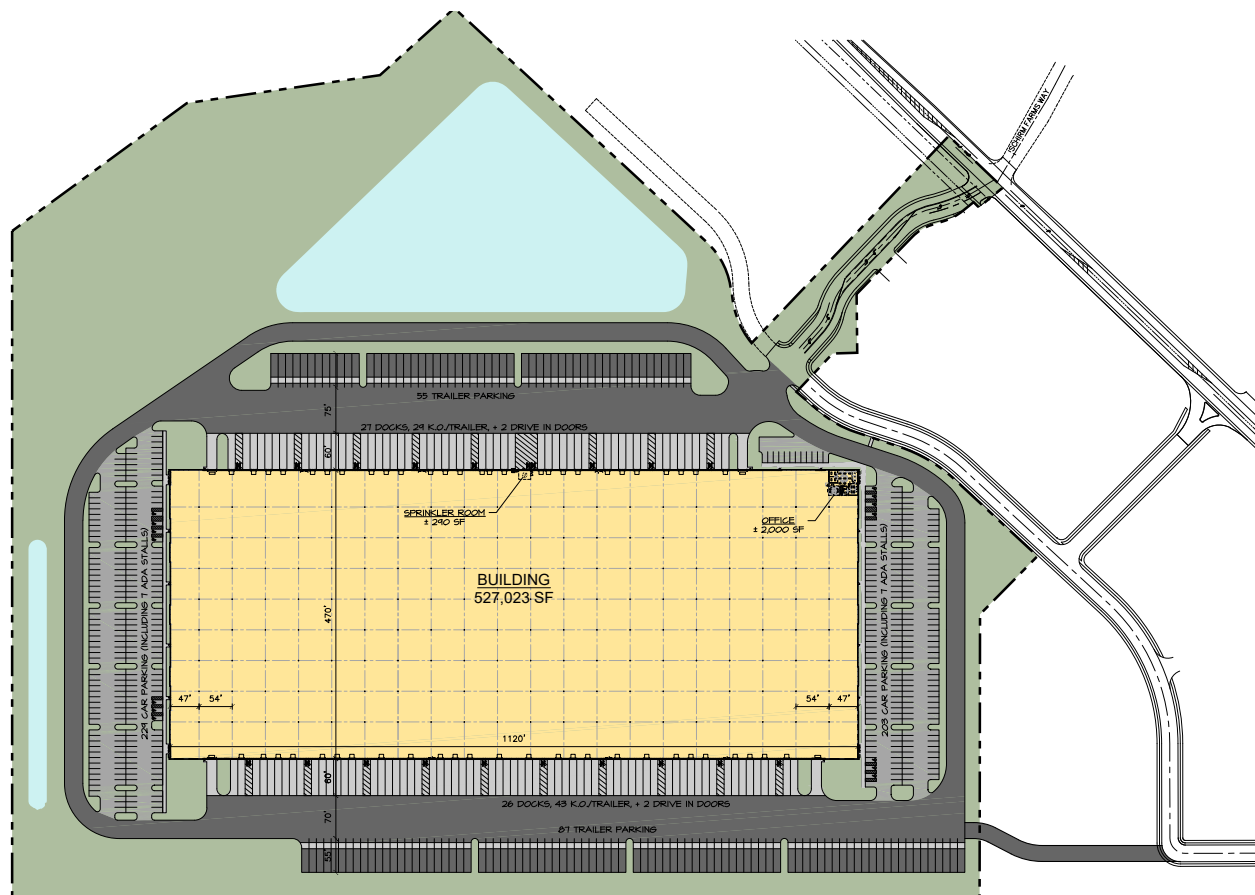


# Available For Lease

**6085 Winchester Pike** | Canal Winchester, OH  
±527,023 SF Class A Industrial Facility



BROCHURE



## FEATURES:

- ±527,023 SF (470' x 1120')
- ±2,000 Spec Office
- 50' x 54' Column Spacing
- 40' Clear Height
- 53 Equipped Docks
- 4 Drive-In Doors
- 72 K.O. Spaces
- 432 Car Parking
- 2000A Electrical Service
- ESFR Sprinkler System

Located at the Southwest Corner of Winchester Pike and Gender Road. 0.4 miles from US 33 Interchange. 4.6 miles from I-270 Interchange. Access to I-70, I-71 and downtown Columbus. 4.8 miles from I-70 Interchange. 9.6 miles from Rickenbacker International Airport.



## Derek Hawkins

Senior Vice President  
Becknell Industrial  
T: 317.669.6007  
dhawkins@becknellindustrial.com

## Mike Spencer, SIOR

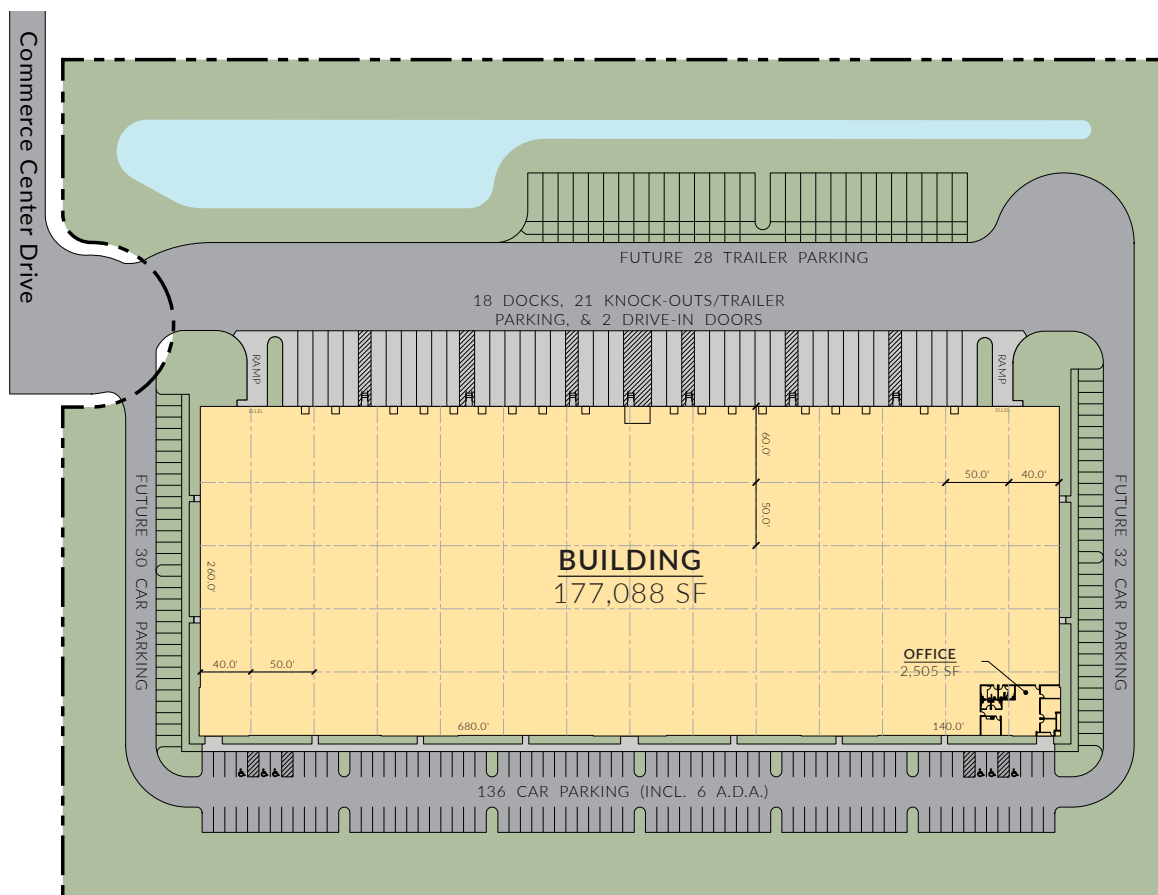
Principal  
Lee & Associates  
T: 614.353.3852  
mike.spencer@lee-associates.com

# Available For Lease 9/1/2024

**630 Commerce Center Drive** | Fairfield, OH  
±177,088 SF Class A Industrial Facility



BROCHURE



## FEATURES:

- ±527,023 SF (470' x 1120')
- ±2,000 Spec Office
- 50' x 54' Column Spacing
- 40' Clear Height
- 53 Equipped Docks
- 4 Drive-In Doors
- 72 K.O. Spaces
- 432 Car Parking
- 2000A Electrical Service
- ESFR Sprinkler System
- Located in pro-business Butler County
- Accessible from multiple I-75 and I-275 Interchanges
- 4 miles to Butler County Regional Airport



**Matt Neumann**  
Senior Vice President  
Becknell Industrial  
T: 708.571.0561  
mneumann@becknellindustrial.com

**Jeremy Kraus**  
Executive Vice President  
CBRE  
T: 513.369.1307  
jeremy.kraus@cbre.com

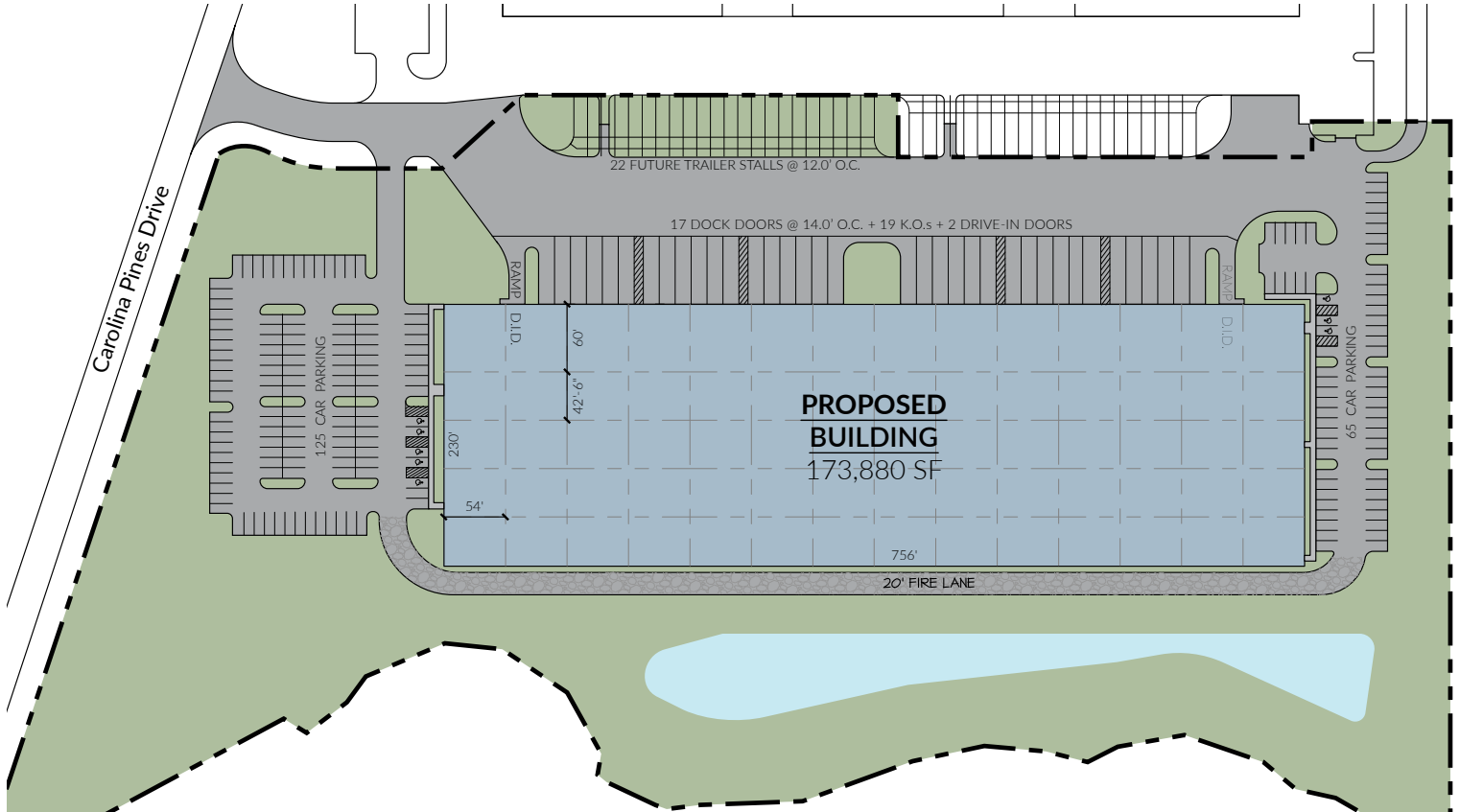


# Build-to-Suit For Lease

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



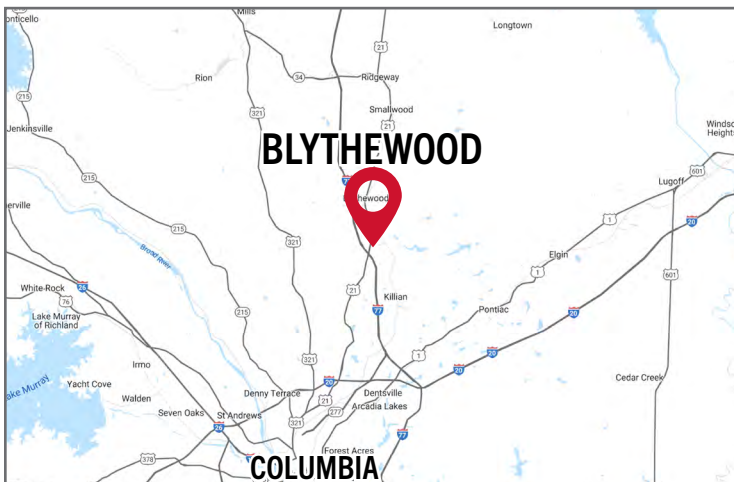
BROCHURE



## 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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Senior Vice President  
Becknell Industrial  
T: 317.669.6007  
dhawkins@becknellindustrial.com

## Nick Stomski

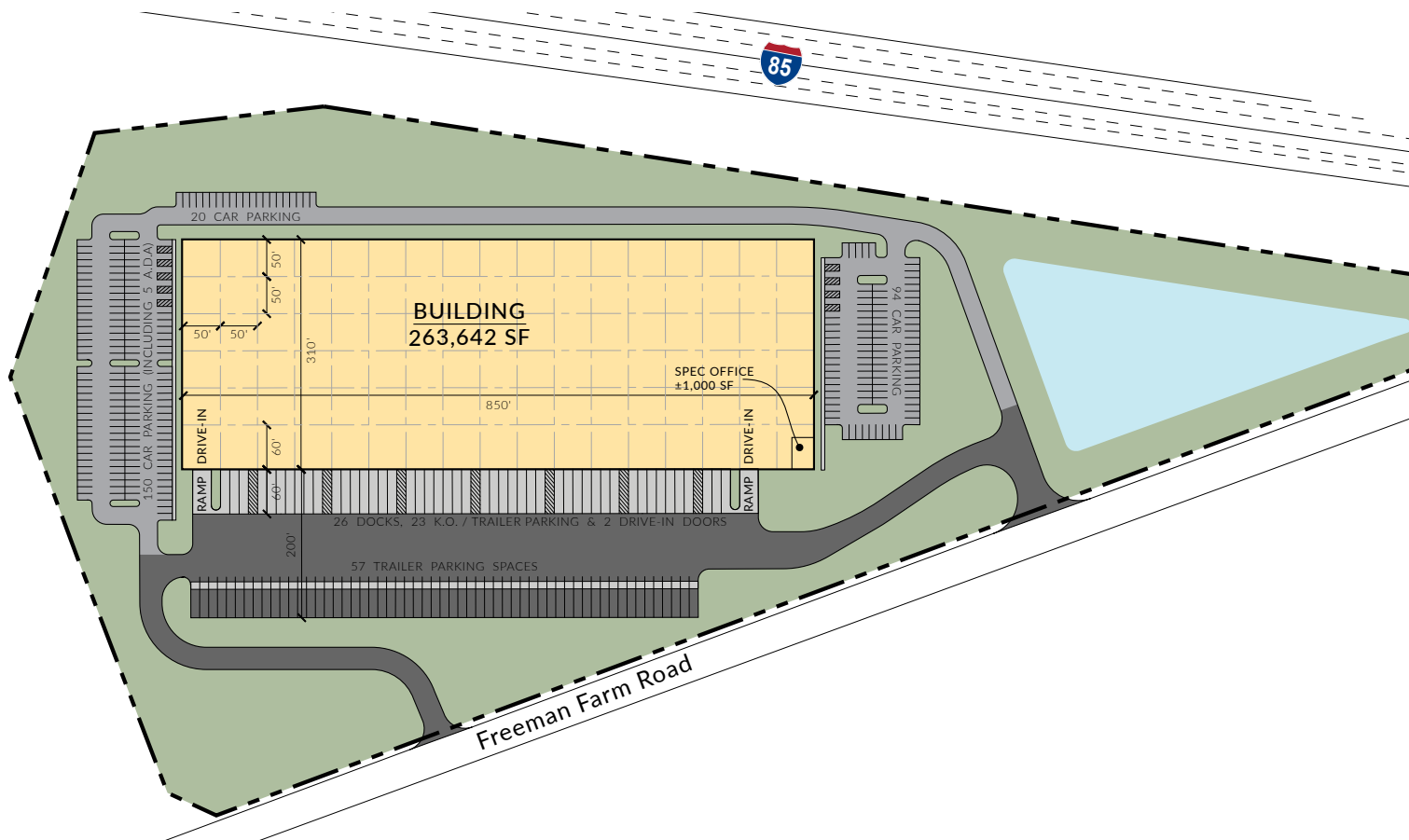
Partner  
Trinity Partners  
T: 803.744.9859  
nstomski@trinitypartners.com

# Available For Lease

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



BROCHURE



## 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



### Pete Anderson

Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

### Brian Young, CCIM, SIOR

Director  
Cushman & Wakefield  
T: 864.370.8087  
brian.j.young@cushwake.com

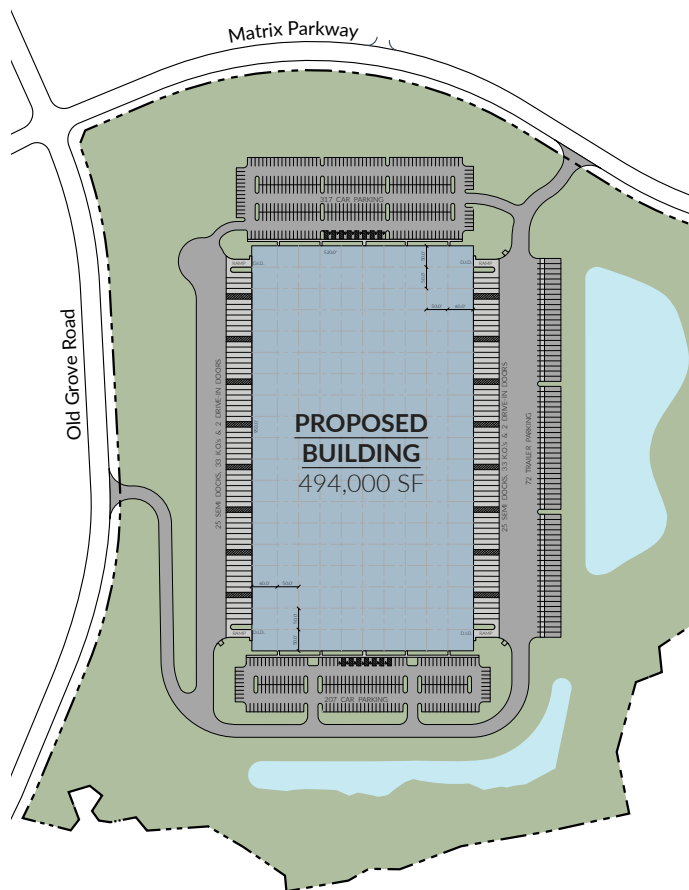


# Build-to-Suit For Lease

2017 Augusta Road | Augusta Grove Business Park | Piedmont, SC  
±494,000 SF Class A Industrial Building

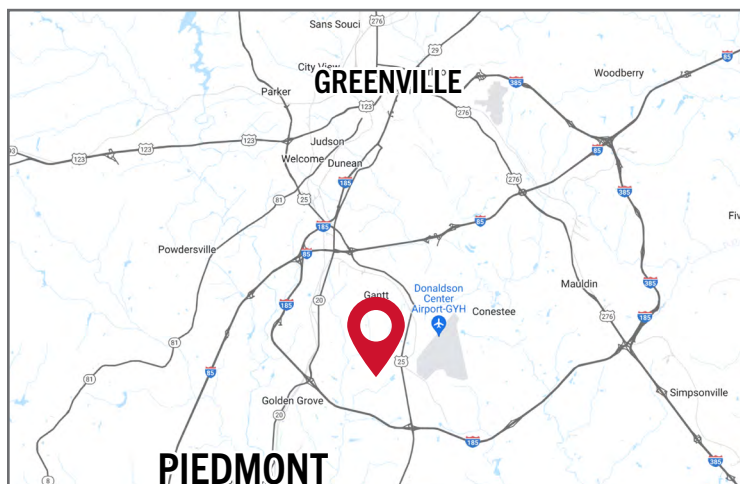


BROCHURE



## FEATURES:

- ±494,000 SF (950' x 520')
- 36' Clear Height
- 50 Dock Doors
- 4 Drive-In Doors
- 66 Knock-Outs
- 72 Trailer Parking
- 524 Car Parking
- 8" Unreinforced Floors
- Located in Greenville County's "Hub of Industry" along I-85 corridor between Atlanta and Charlotte
- Access to multiple interchanges
- 4 Miles from I-85, 11 miles from I-385, 16 miles from GSP Airport



## Pete Anderson

Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

## Brian Young, CCIM, SIOR

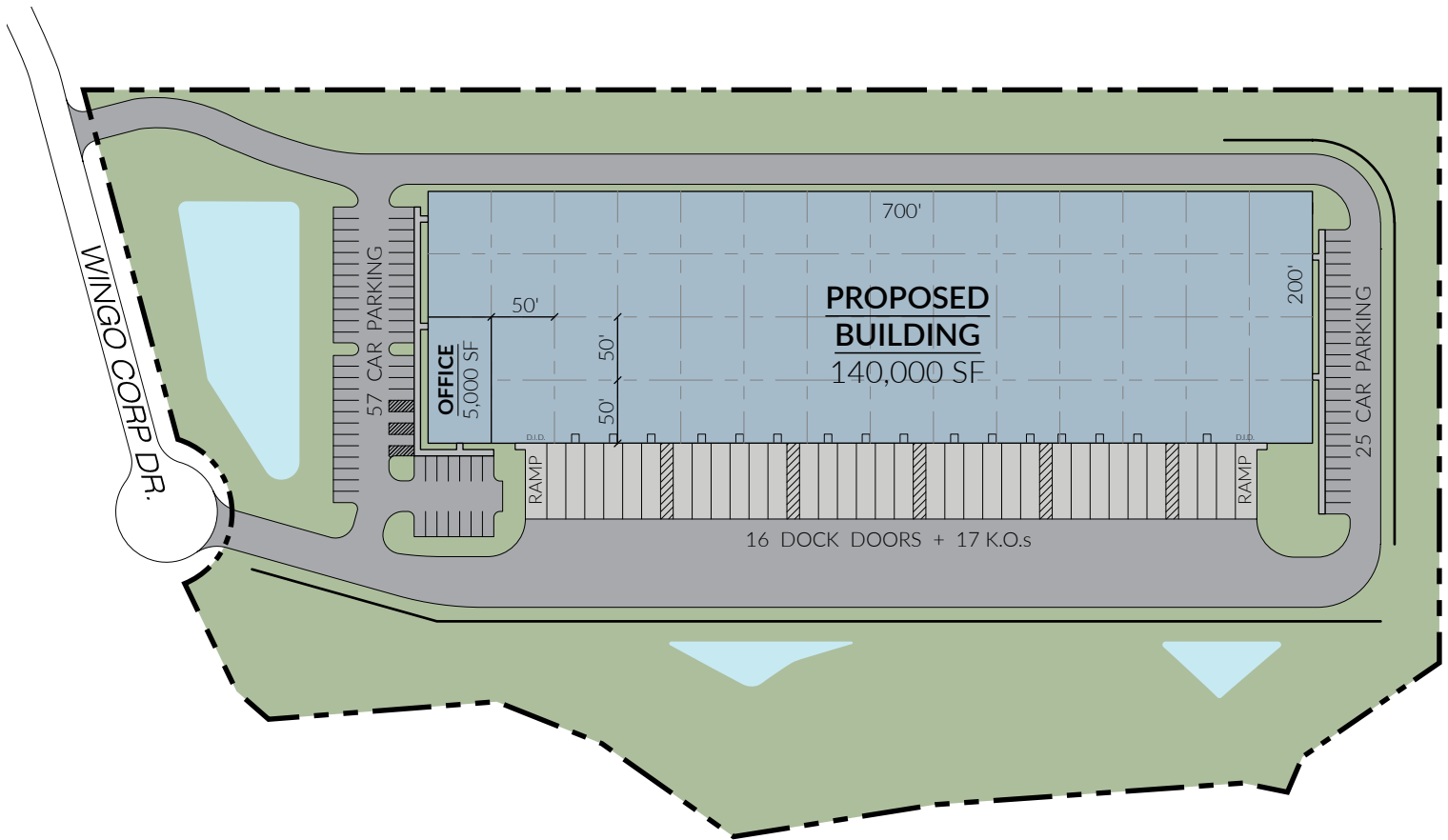
Director  
Cushman & Wakefield  
T: 864.370.8087  
brian.j.young@cushwake.com

# Proposed Building For Lease

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



BROCHURE



## 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



## Pete Anderson

Executive Vice President  
Becknell Industrial  
T: 317.669.6013  
panderson@becknellindustrial.com

## Brian Young, CCIM, SIOR

Director  
Cushman & Wakefield  
T: 864.370.8087  
brian.j.young@cushwake.com

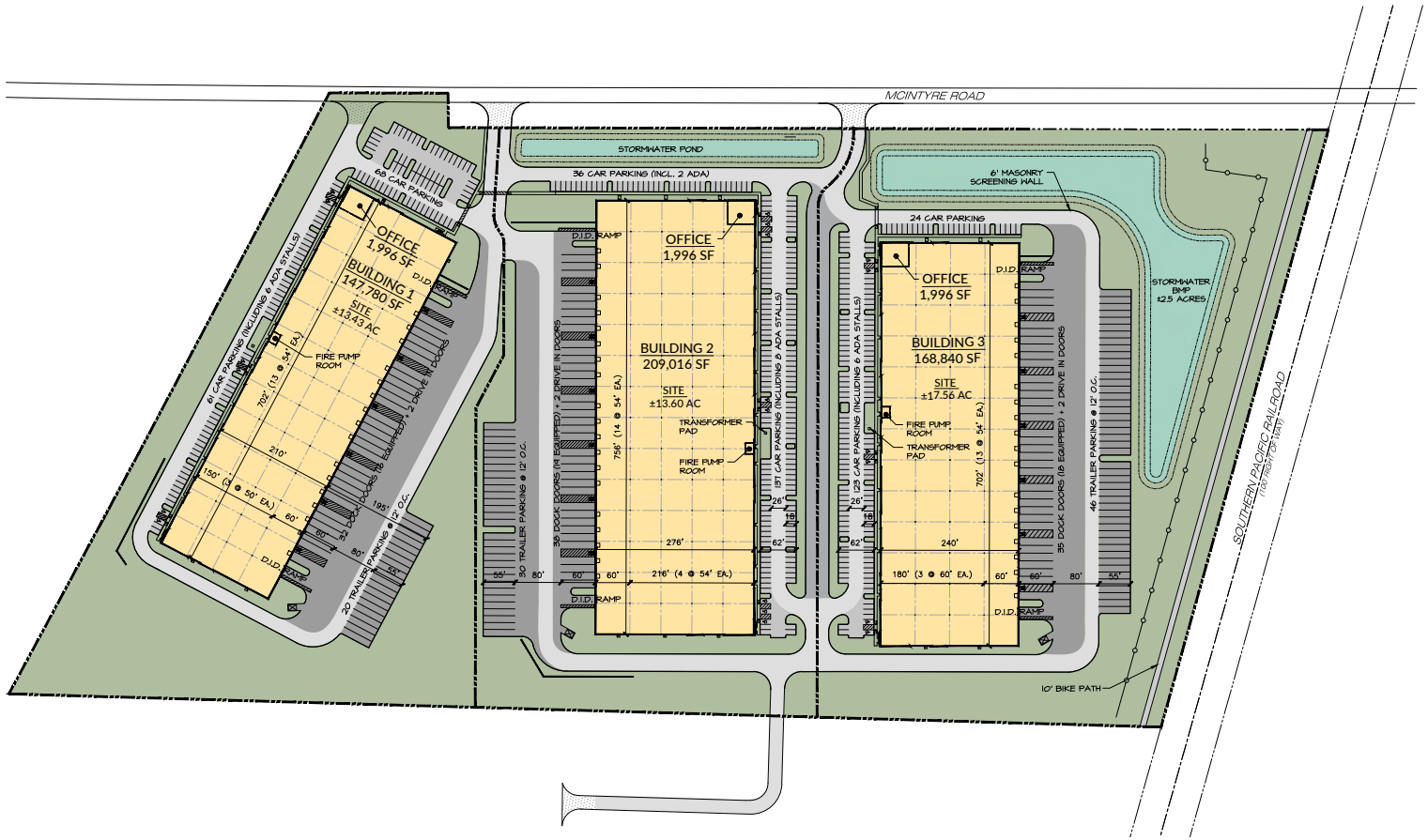


# Three Buildings For Lease

**McKinney Logistics Park** | McKinney, TX  
±147,000 - 210,000 SF Class A Industrial Buildings



BROCHURE



## BUILDING 1:

- 147,780 SF (210' x 702')
- ±1,996 SF Office
- 32 Docks / 16 Equipped
- 20 Trailer Parking
- 129 Car Parking

## BUILDING 2:

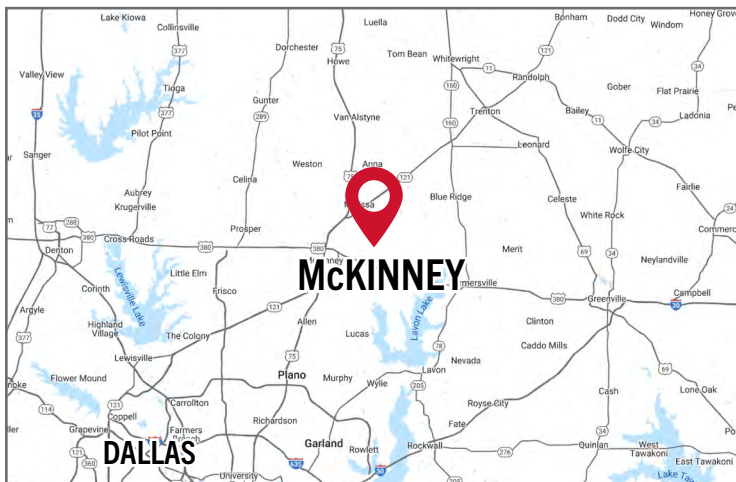
- 209,016 SF (276' x 756')
- ±1,996 SF Office
- 38 Docks / 19 Equipped
- 30 Trailer Parking
- 173 Car Parking

## BUILDING 3:

- 168,840 SF (240' x 702')
- ±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



**Matt Neumann**

Senior Vice President

Becknell Industrial

T: 708-571-0561

mneumann@becknellindustrial.com

**Ken Wesson, SIOR, CCIM**

Co-Managing Principal

Lee & Associates

T: 469.855.5222

kwesson@lee-associates.com

# Two Buildings For Lease

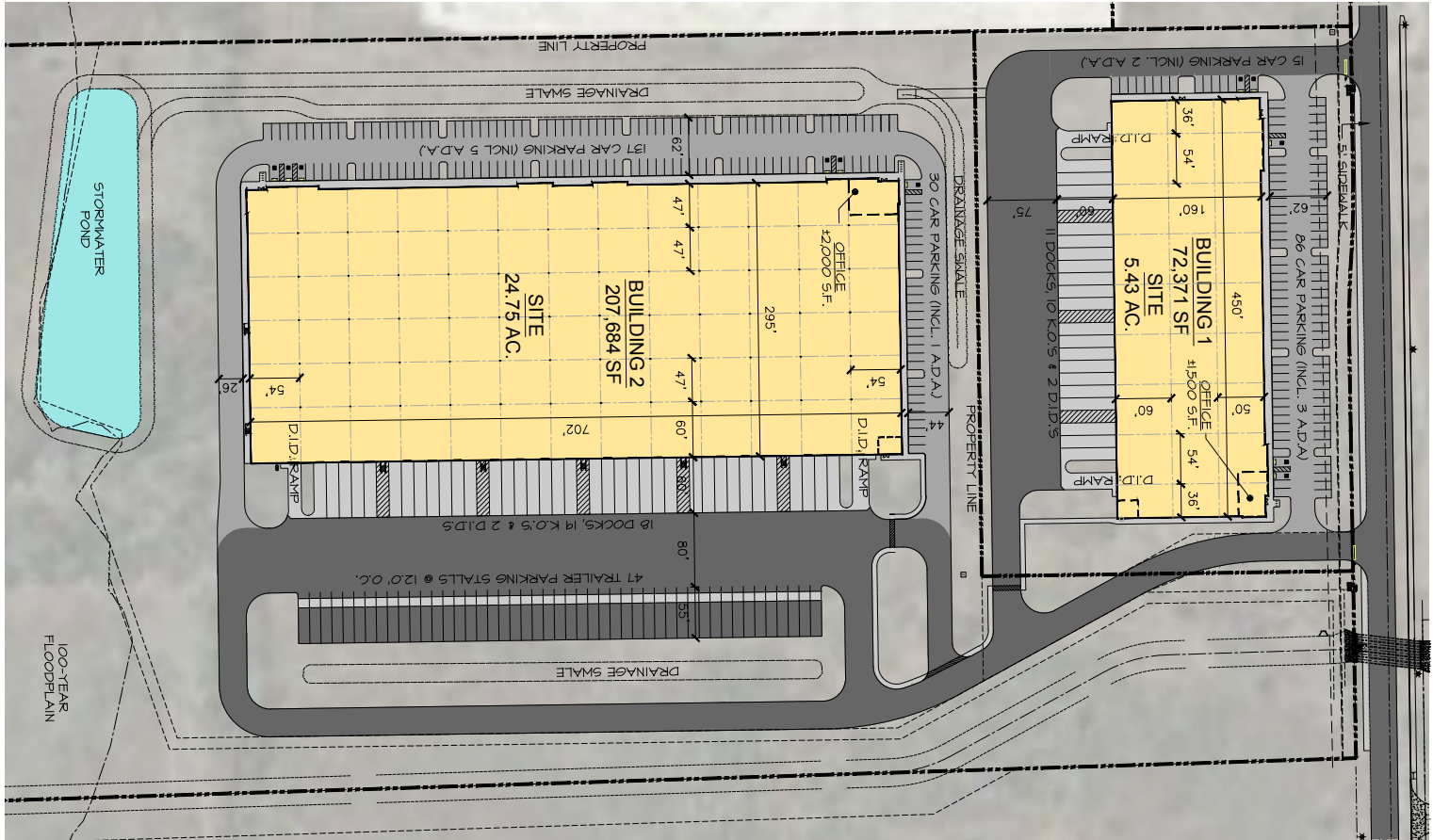
**Foster Ridge Phase 3** | San Antonio, TX  
±72,000 - 207,000 SF Class A Industrial Buildings



6910 BROCHURE



6922 BROCHURE



## BUILDING 1:

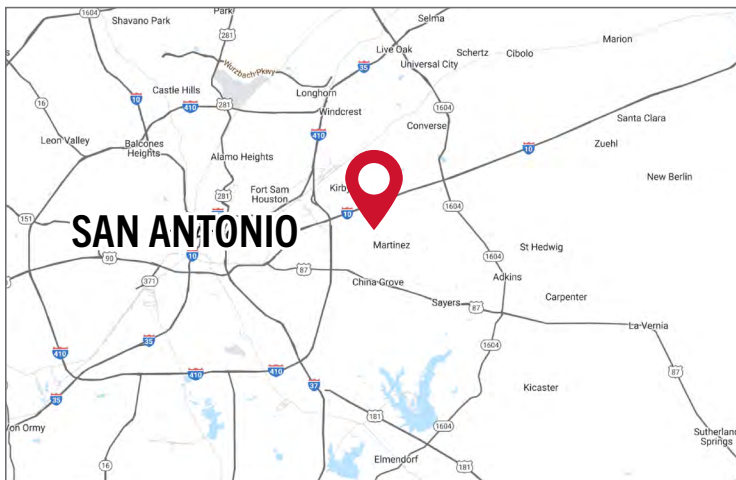
- 72,371 SF (160' x 450')
- ±1,500 SF Office
- 11 Docks / 10 K.O.s
- 50' x 54' Column Spacing
- 86 Car Parking

## 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

Senior Vice President  
Becknell Industrial  
T: 708-571-0561  
mneumann@becknellindustrial.com

## Ty Bragg

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

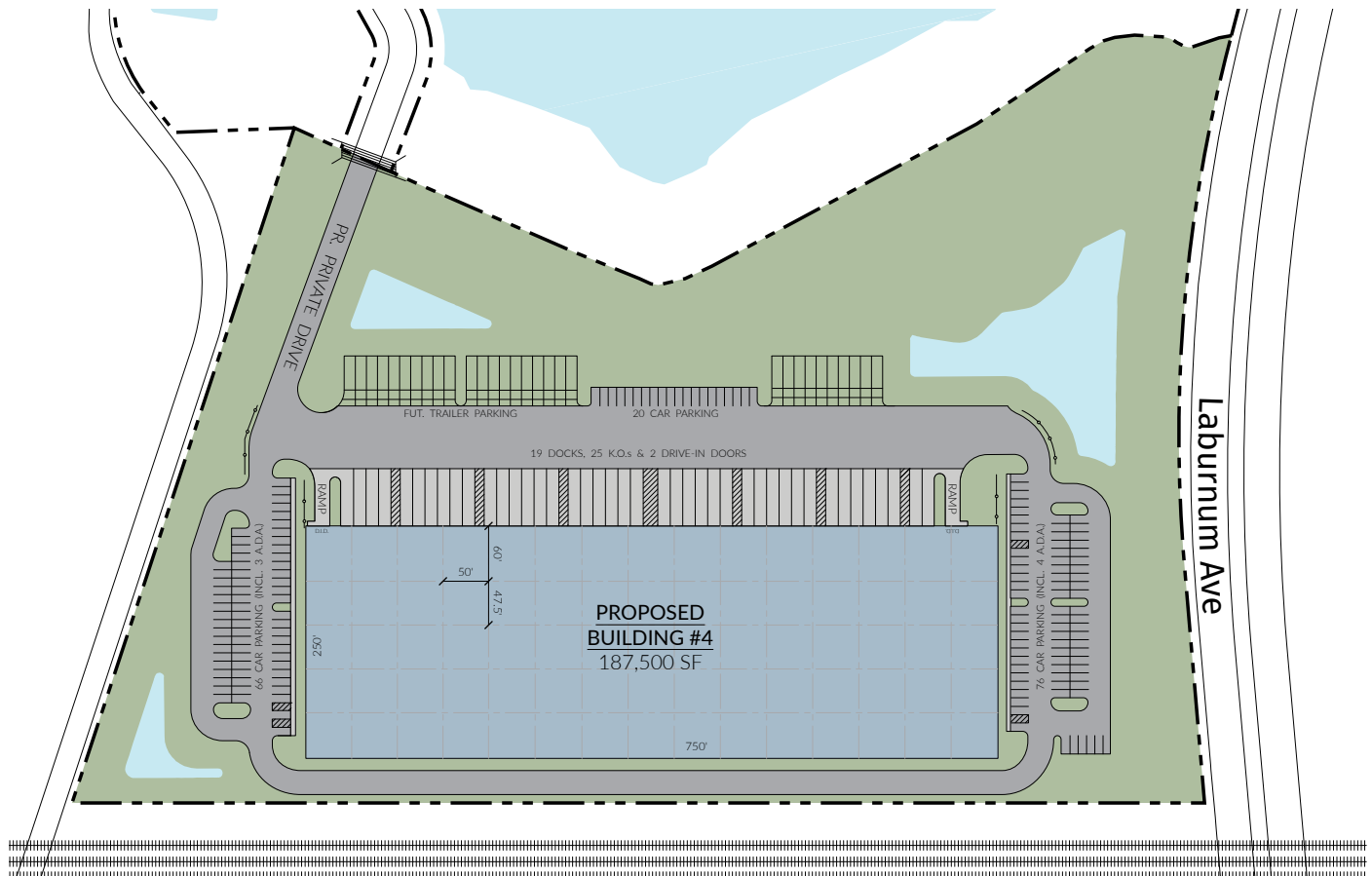


# Build-to-Suit For Lease

**Building #4 | Airport Logistics Center | Henrico, VA**  
±187,500 SF Building in Master Planned Park

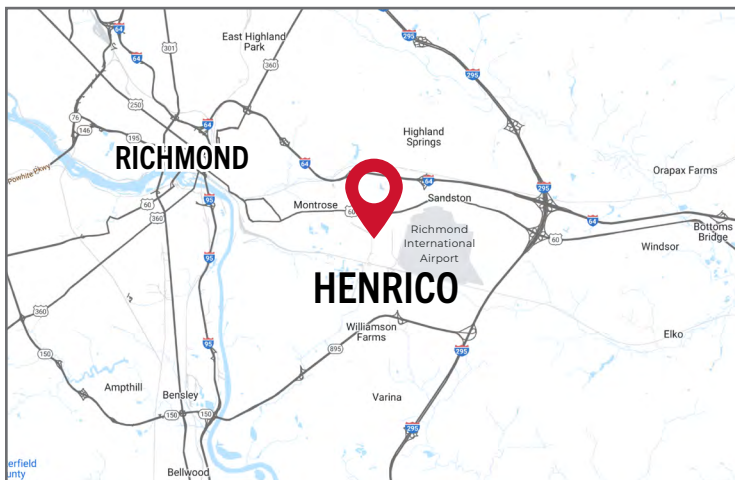


BROCHURE



## FEATURES:

- ±187,500 SF (750' x 500')
- 32' Clear Height
- 19 Docks / 25 K.O.s / 2 Drive-In Doors
- 1000A Electrical Service
- ESFR Sprinkler System
- Located in Enterprise and Opportunity Zone
- Located 1.5 Miles from Richmond International Airport and 80 miles from Port of Virginia
- Easy Access to I-64 (3.25 Miles) & I-95 (6.52 Miles)



## Derek Hawkins

Senior Vice President  
Becknell Industrial  
T: 317.669.6007  
dhawkins@becknellindustrial.com

## Cliff Porter, CCIM, SIOR

Executive Vice President  
Porter Realty  
T: 801.521.1442  
cliff@porterinc.com

# Available For Lease

943 Airport Drive | Sauer Industrial Center | Richmond, VA  
±279,319 SF Class A Modern Bulk Distribution Facility



BROCHURE



## FEATURES:

- ±130,289 SF (310' x 423')
- 32' Clear Height
- 28 Dock Doors
- 2 Drive-In Doors
- 22 Knock-Outs
- 46 Trailer Parking
- 172 Car Parking
- 7" Unreinforced Floors
- LED Lighting w/ Sensors
- 1200A, 277/480V, 3-Phase
- Located just 1.8 Miles to Richmond International Airport
- Easy Access to I-295 & I-64 via Pocahontas Parkway
- Located Less than 80 Miles from the Port of Virginia
- 55% of Nation's Consumers Located Within 2 Days Drive
- Exceptional Visibility & Frontage on Airport Drive



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Senior Vice President  
Becknell Industrial  
T: 317.669.6007  
dhawkins@becknellindustrial.com

## Cliff Porter, CCIM, SIOR

Executive Vice President  
Porter Realty  
T: 801.521.1442  
cliff@porterinc.com

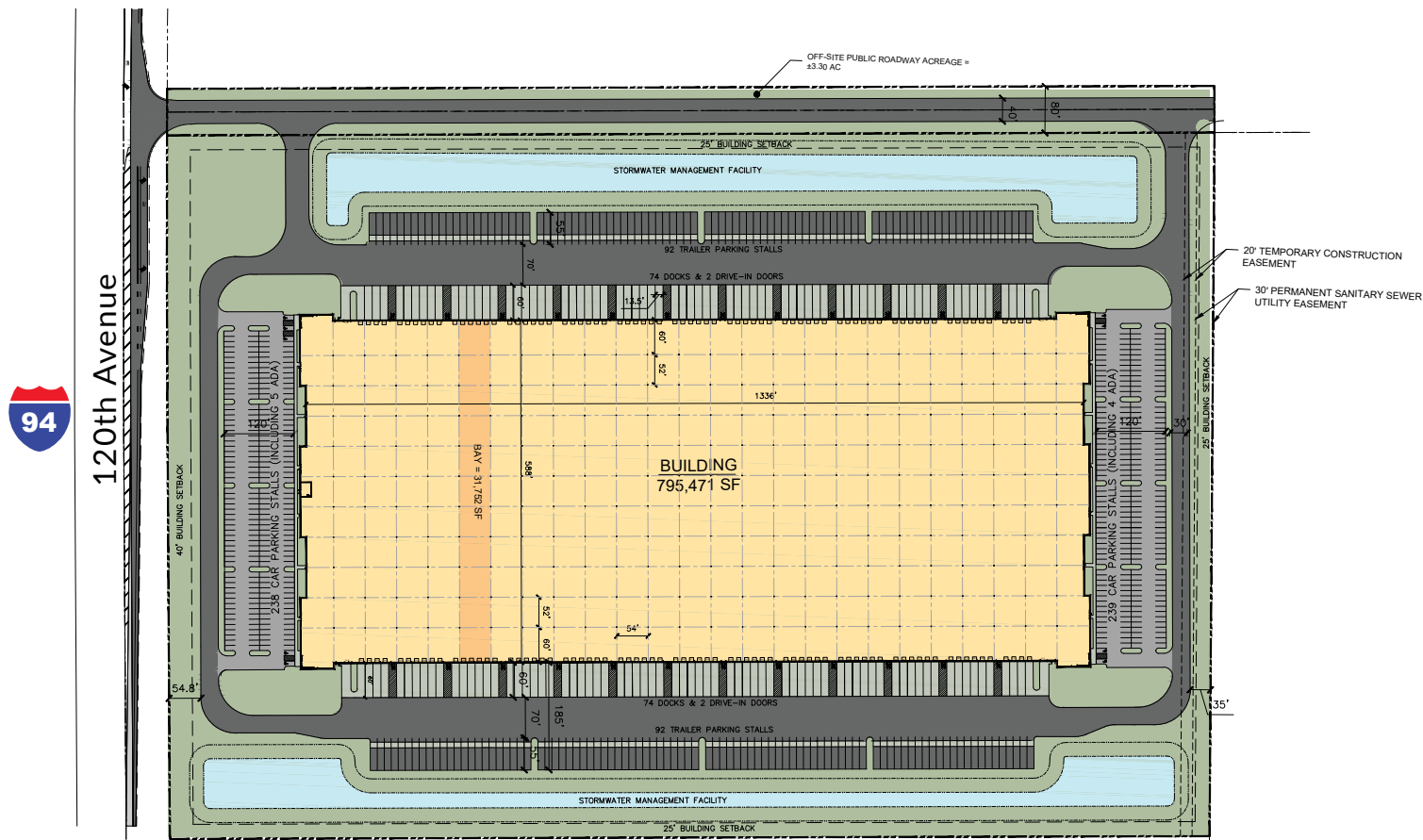


# Available For Lease

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



BROCHURE



## 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



**Matt Neumann**  
Senior Vice President  
Becknell Industrial  
T: 708-571-0561  
mneumann@becknellindustrial.com

**Tom Boyle**  
Principal  
Lee & Associates  
T: 773.355.5079  
tomboyle@lee-associates.com

