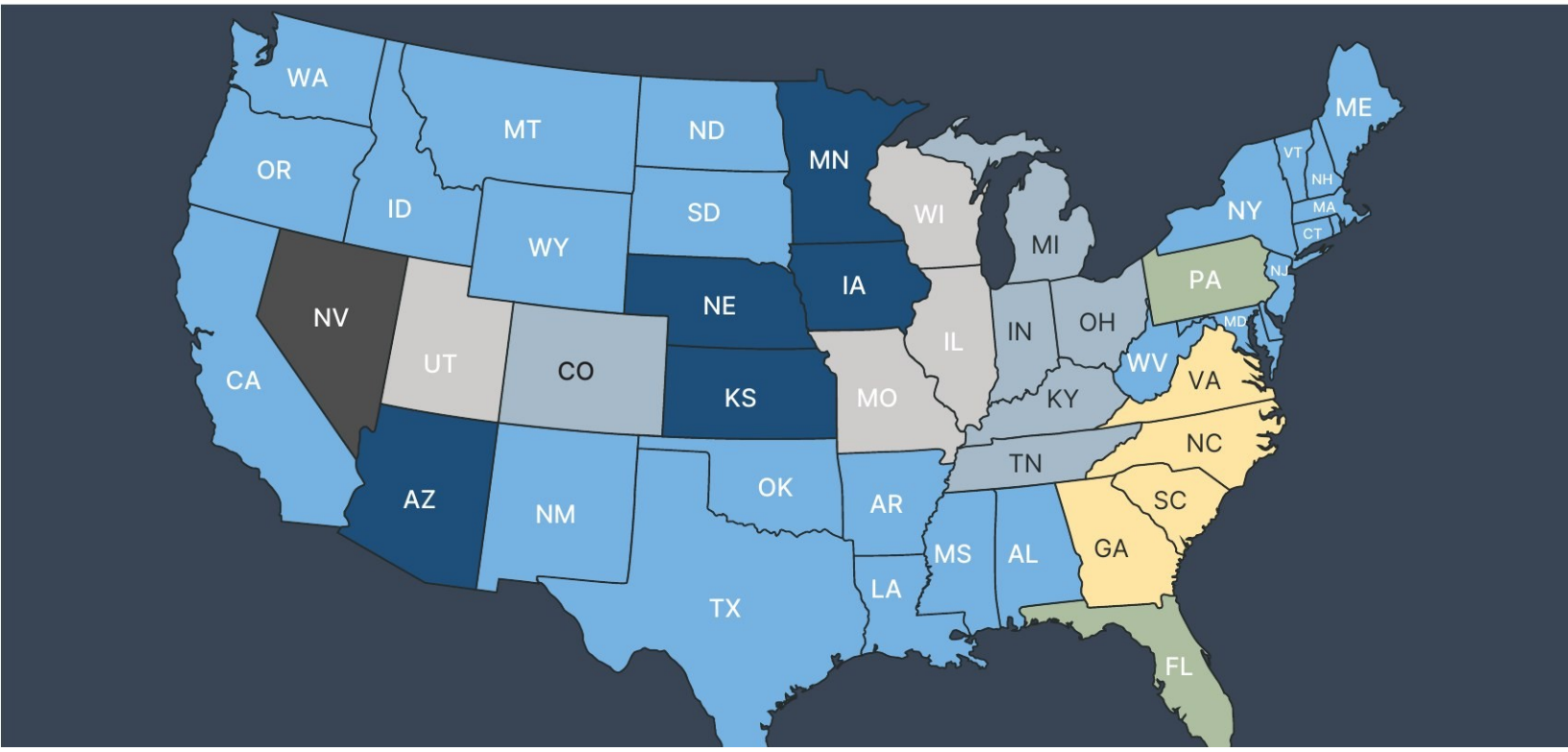


BECKNELL INDUSTRIAL
AVAILABILITY REPORT
NOVEMBER 2026

BECKNELL
INDUSTRIAL

Our **Team**





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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 four additional offices located throughout the country. Over its 36-year history, Becknell has acquired or developed more than 250 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 Acqusitions &
Developments

41+ MILLION
Square-Feet
Developed

250+
Properties
Acquired or Developed

*Numbers reflect portfolio as of June 30, 2026

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.



5

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.

Clients Nationwide



6

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

7

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

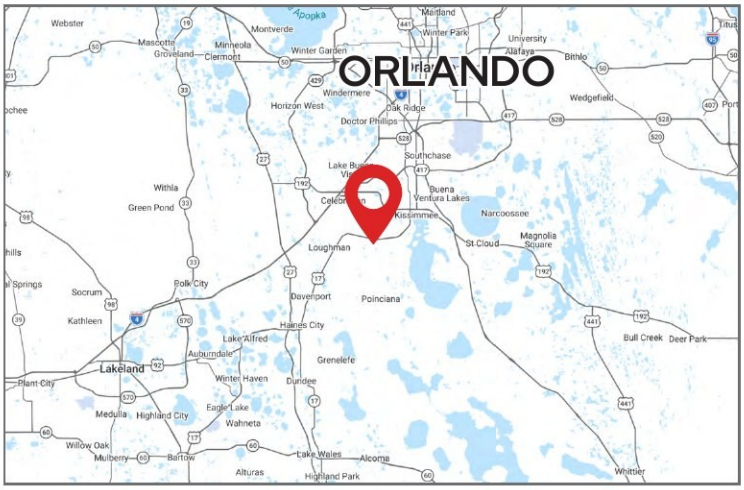


Logistics - Built Different

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



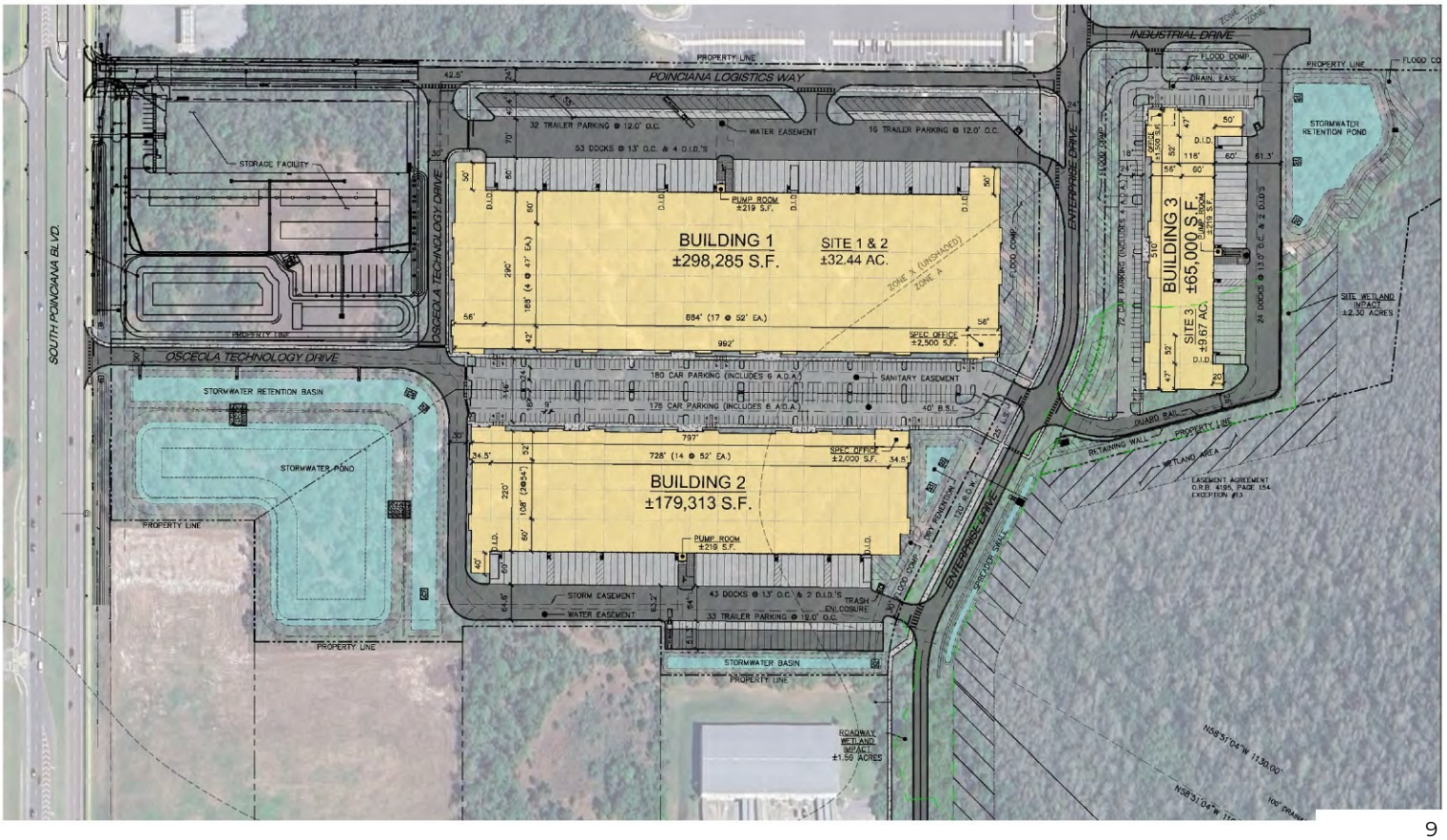


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±542,000 SF New Construction

	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		



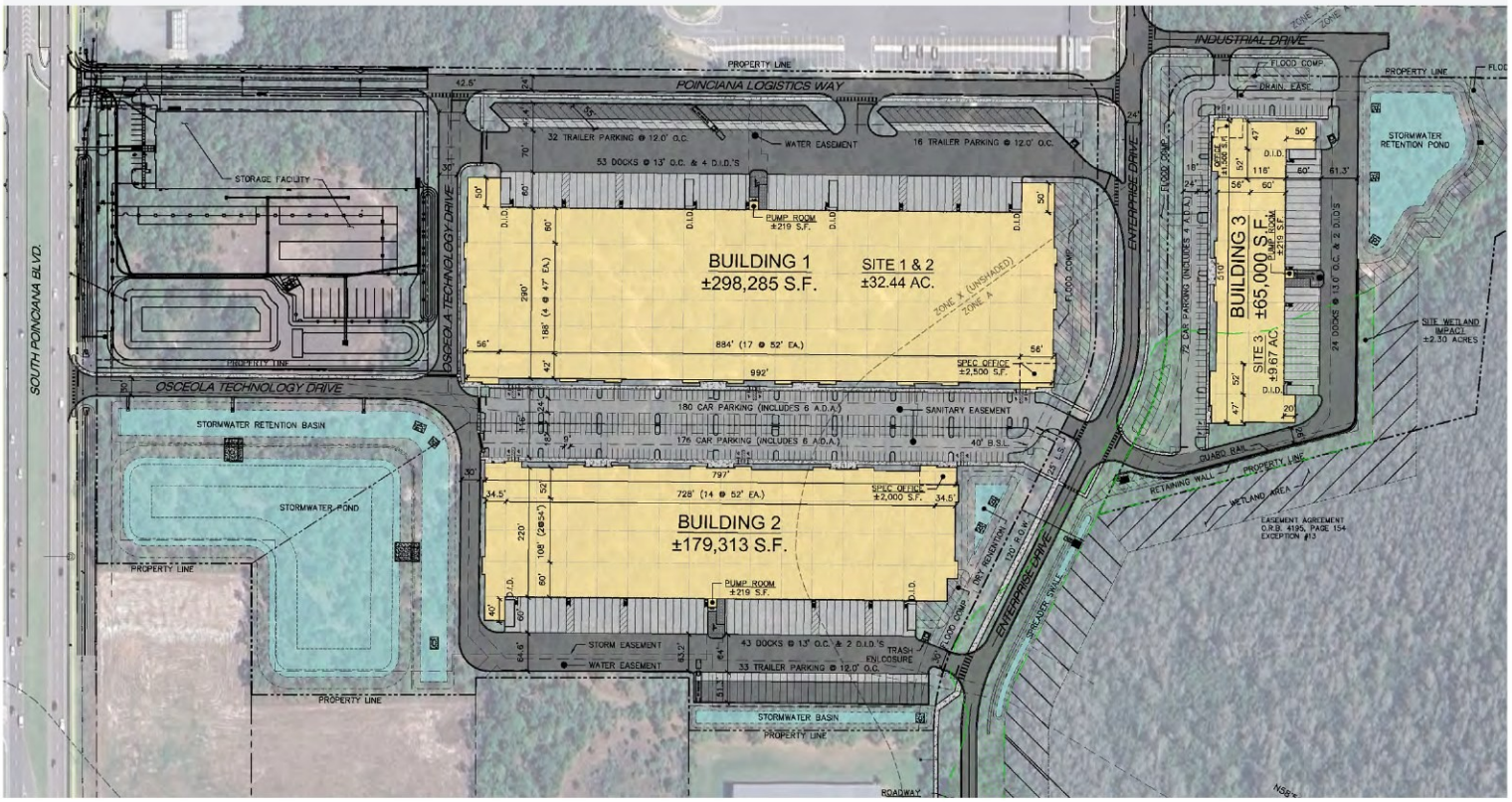
Available For Sale or Lease

S Poinciana Blvd | South Orlando Logistics Center | Orlando, FL

Flexible Industrial Opportunities from ±65,000 - 485,000 SF

OPTION 1 | FLEXIBLE DEVELOPMENT

Buildings from ±65,000 - 485,000 SF
Rear-load configurations



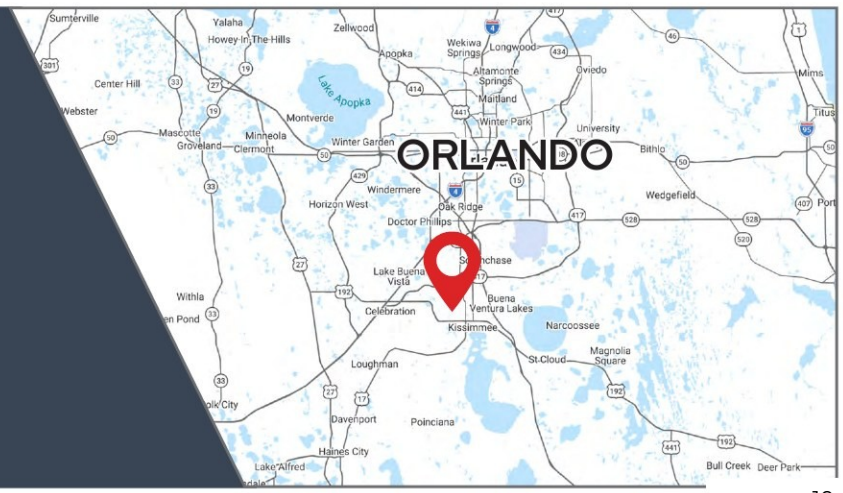
BUILDING 1:
- ±298,285 SF (188' x 884')
- Rear Load
- ±2,500 SF Office
- 32' Clear Height
- 53 Dock Doors

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

STRATEGIC ORLANDO LOCATION

- Direct access to S Poinciana Blvd
- Proximity to SR 417, I-4 and Florida's Turnpike
- Serving Central Florida's growing logistics and dsitribution market
- Close to Orlando International Airport



LEARN MORE

OPTION 2 | BUILD-TO-SUIT | ±485,460 SF
Cross-dock configurations



FEATURES:

- ±485,460 SF cross-dock building
- Flexible site design and building specifications
- Abundant trailer and auto parking
- Excellent access and maneuverability
- Ideal for large-scale distribution or manufacturing users



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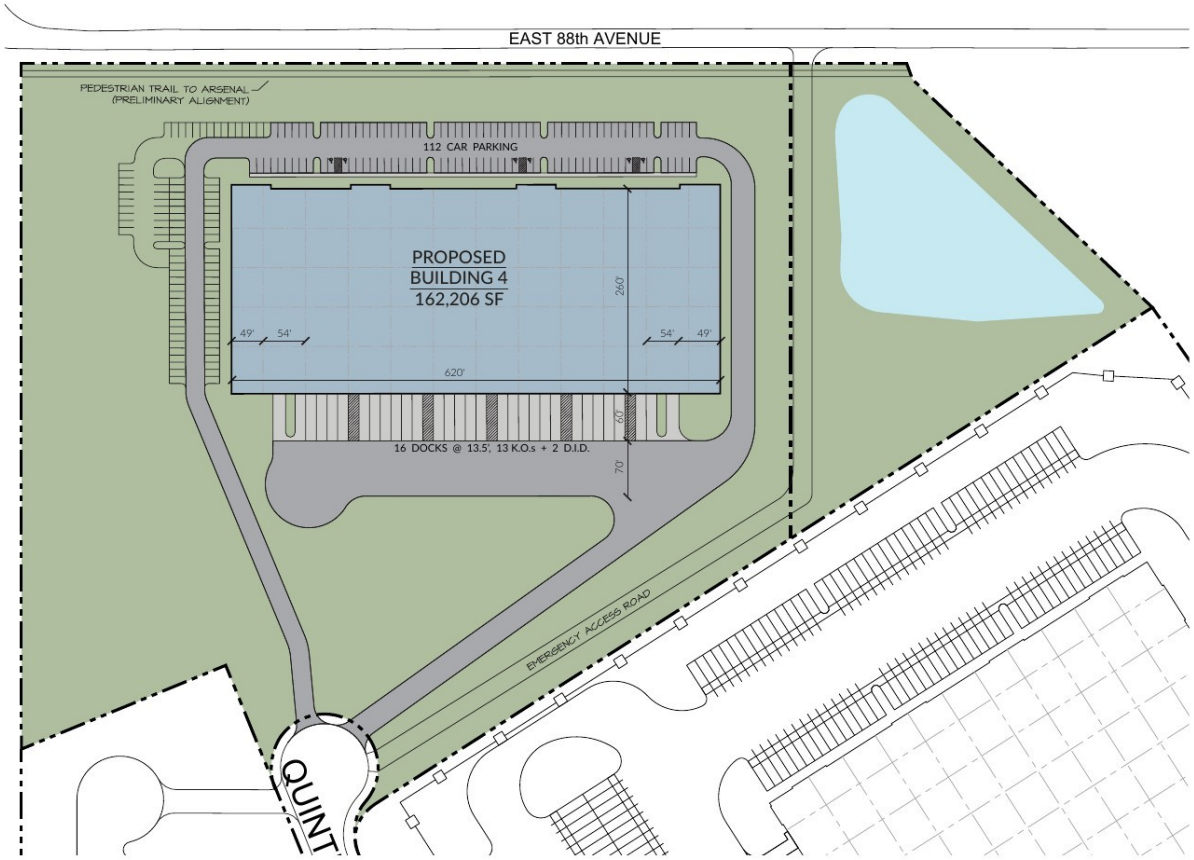
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Build-to-Suit For Lease

17010 E 88th Avenue | Nexus at DIA | Commerce City, CO

±162,206 SF Class A Industrial Facility

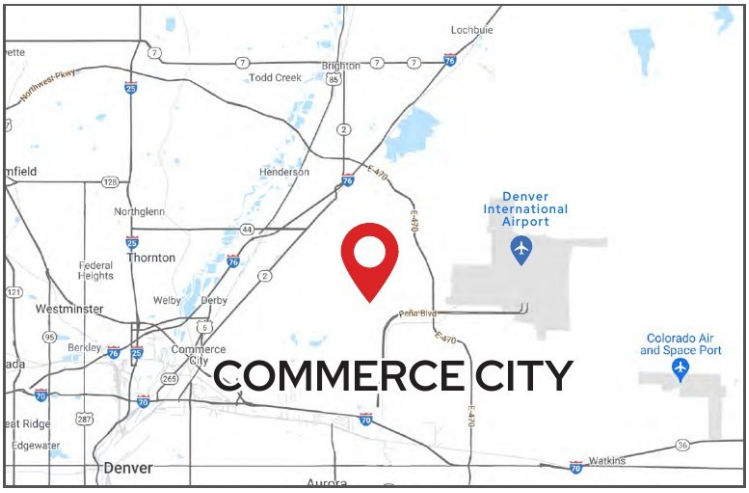
LEARN MORE



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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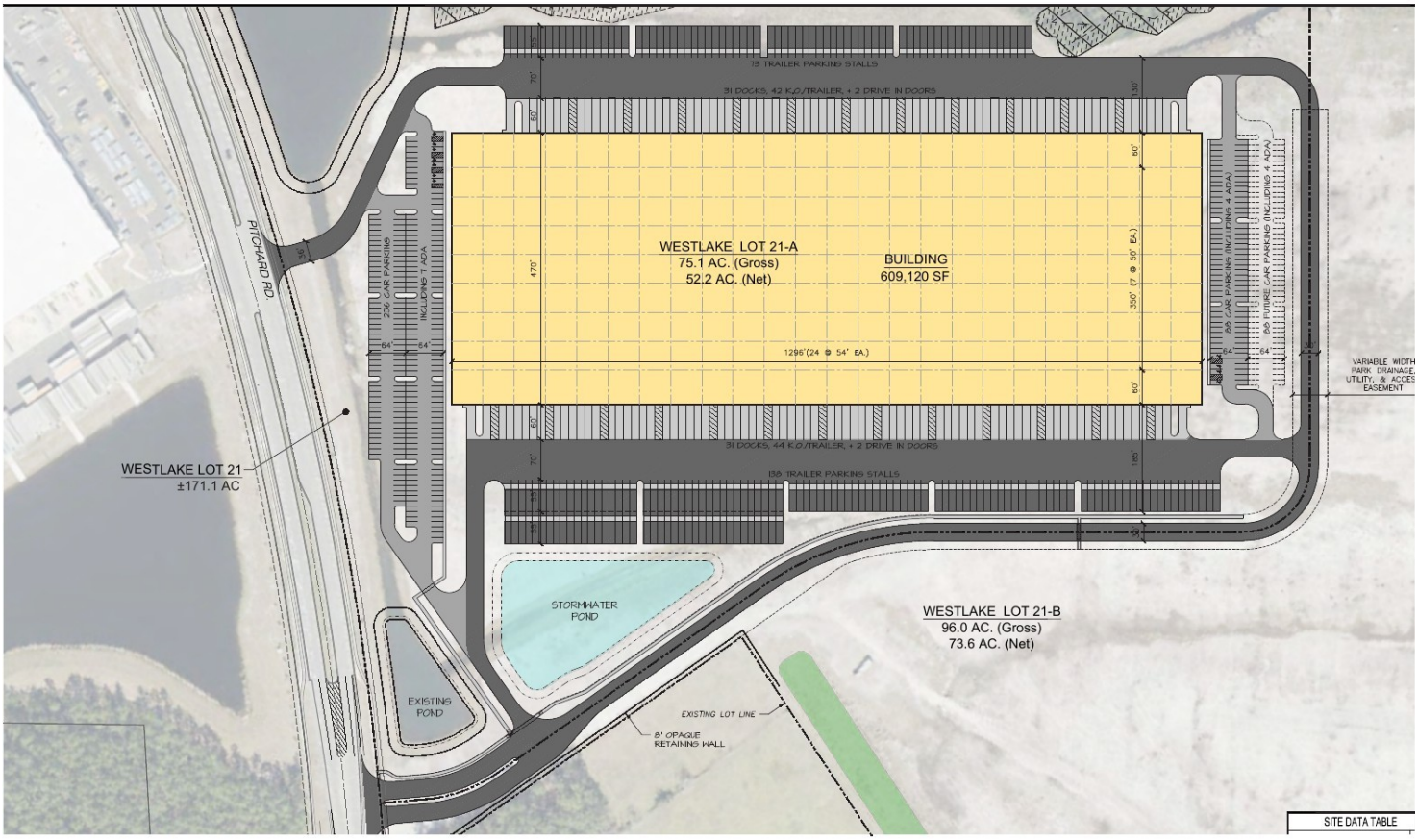
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Build-to-Suit For Sale / Lease

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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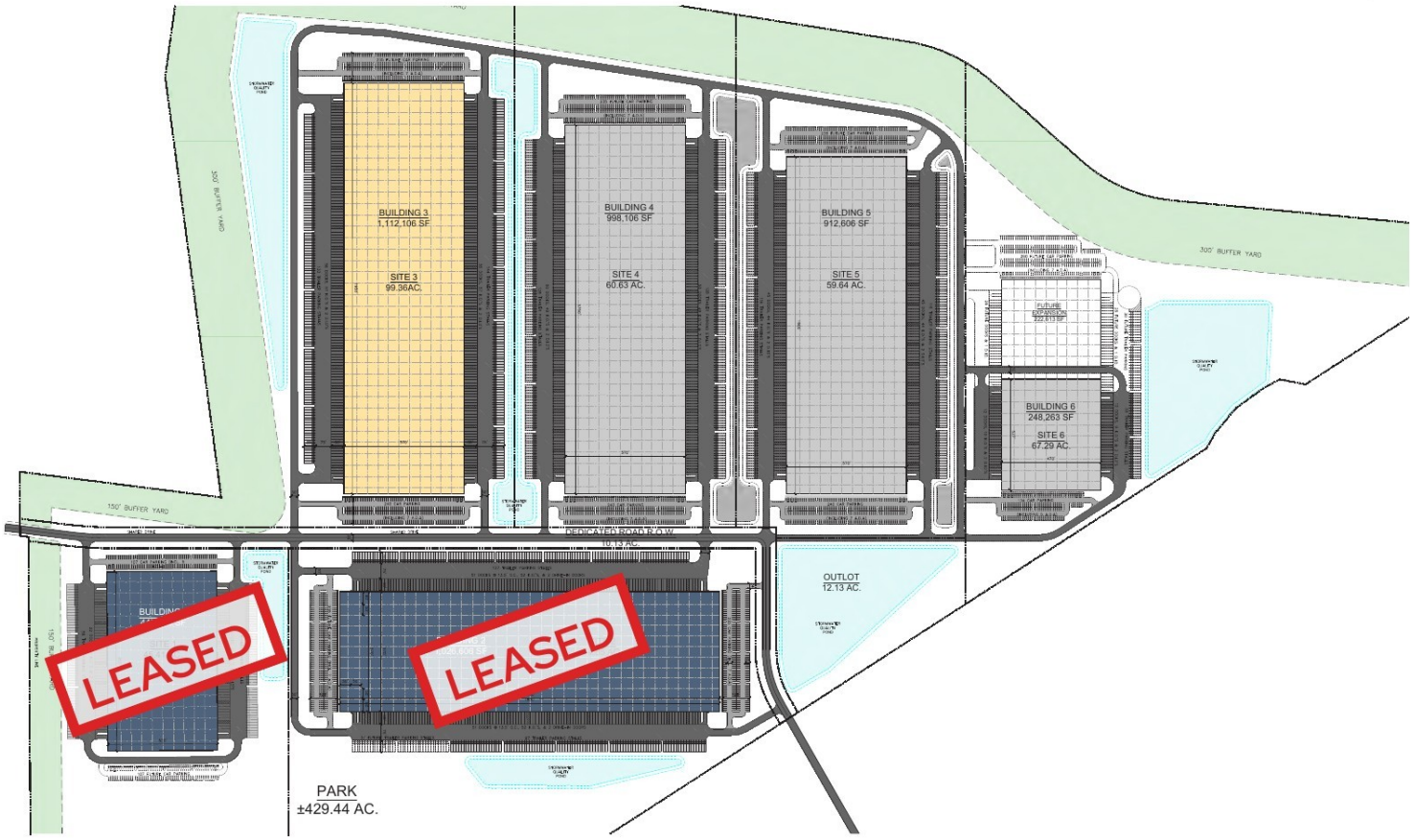
Guy Preston
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Available For Lease

1301 Logistics Pkwy | Old Augusta Commerce Center | Savannah, GA

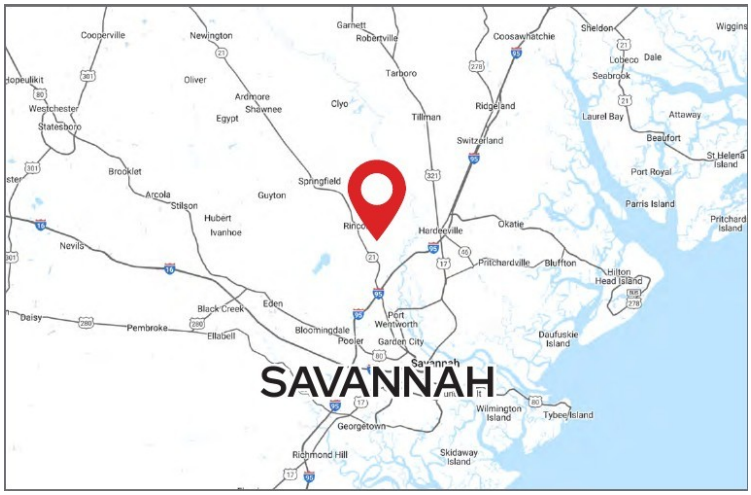
±1,112,108 SF Class A Industrial Facility

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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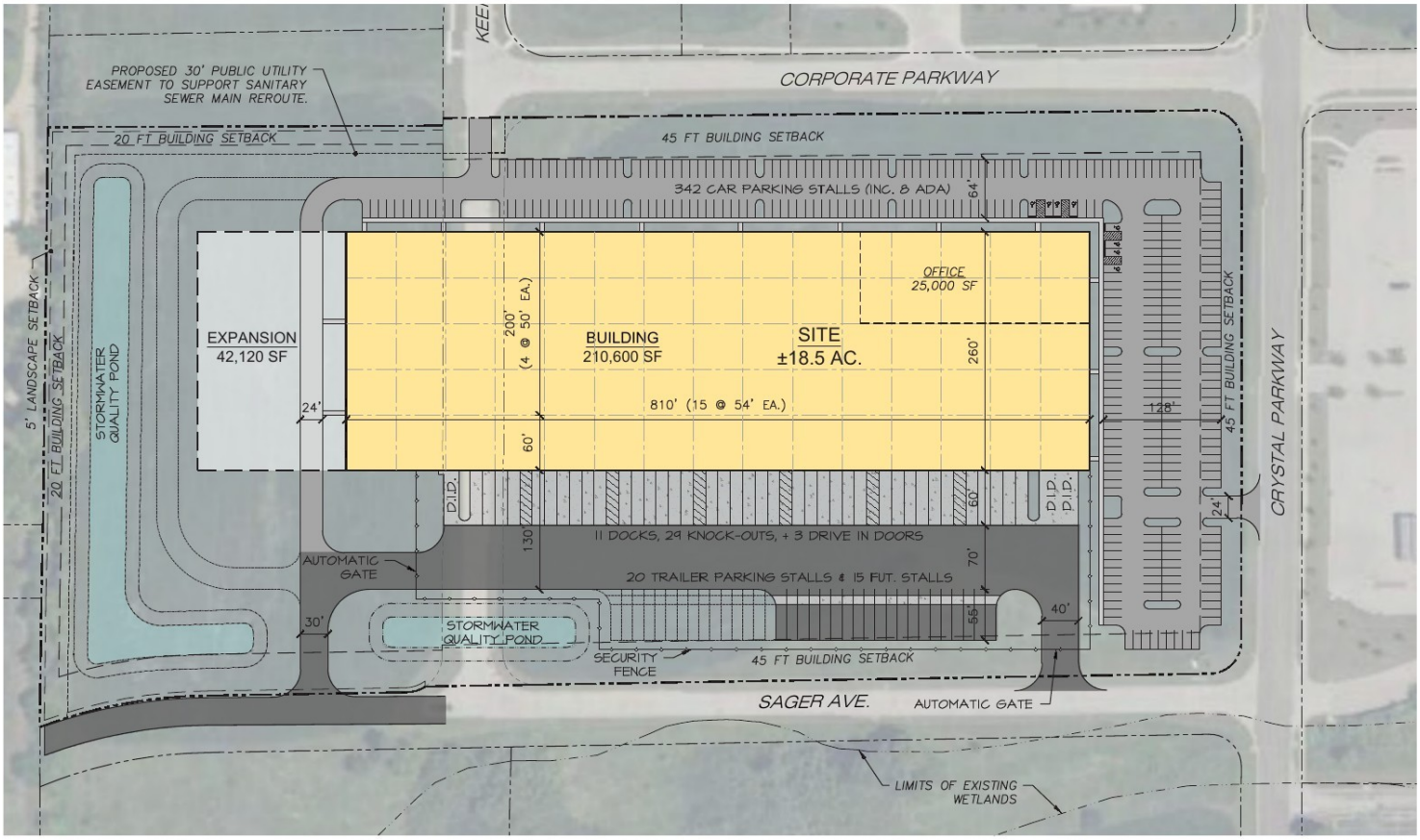
Chris Tomasulo
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Build-to-Suit For Lease

Sager Ave | Belvidere, IL

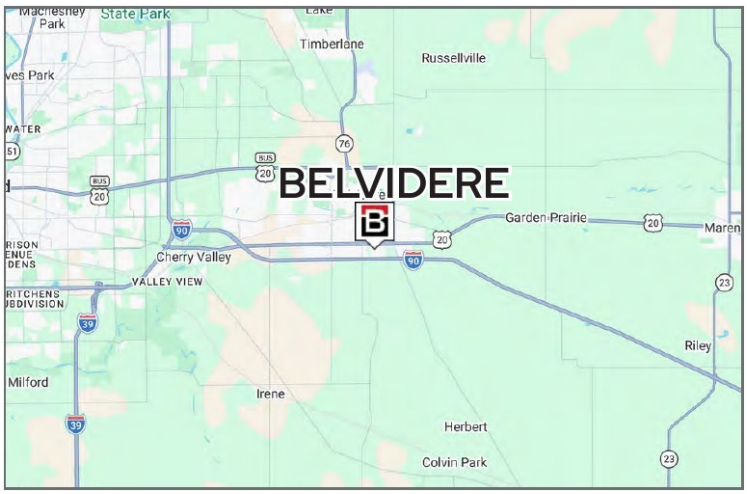
±210,600 SF Class A Industrial Facility

LEARN MORE



FEATURES:

- 210,600 SF Proposed Build-to-Suit Facility
- Expandable by an Additional 42,120 SF
- 36' Clear Height (Planned)
- 11 Dock Doors, 3 Drive-In Doors & 24 Future Knockouts
- 342 Employee Parking Spaces & 20 Trailer Stalls
- Strategic Northern Illinois location
- Convenient access to I-90
- Strong manufacturing and logistics workforce
- Proximity to major automotive and industrial employers





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Available For Lease

Route 47 | Morris, IL

±1,138,860 SF New Construction For Lease

LEARN MORE



FEATURES:

- ±1,138,860 SF
- ±59.75 Acres
- 40' Clear Height
- 54' x 50' Column Spacing
- 60' Speed Bay
- 114 Exterior Docks
- 4 Drive-In Doors
- 408 Car Parking
- 377 Trailer Parking
- Minutes from I-80 & Route 47 full interchange
- Close proximity to BNSF and Union Pacific Intermodals
- Low Grundy County taxes
- Nearby corporate neighbors include Costco, Mondelez and Procter & Gamble





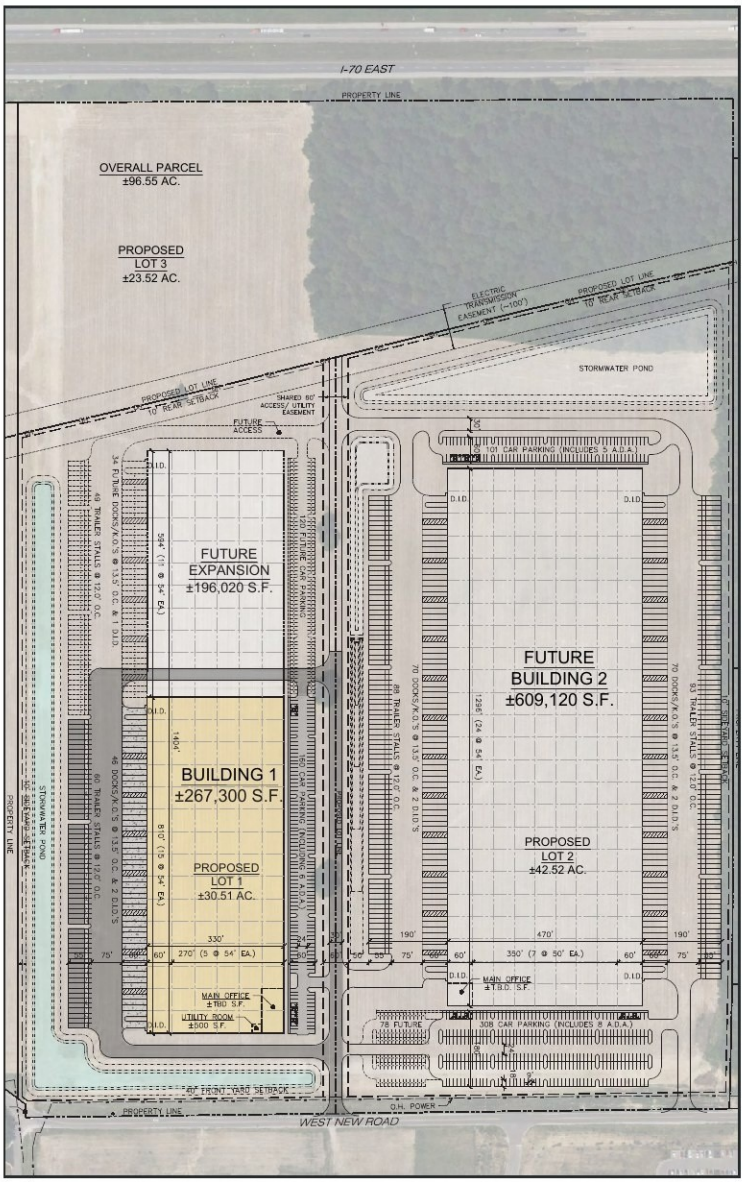
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Build-to-Suit For Lease

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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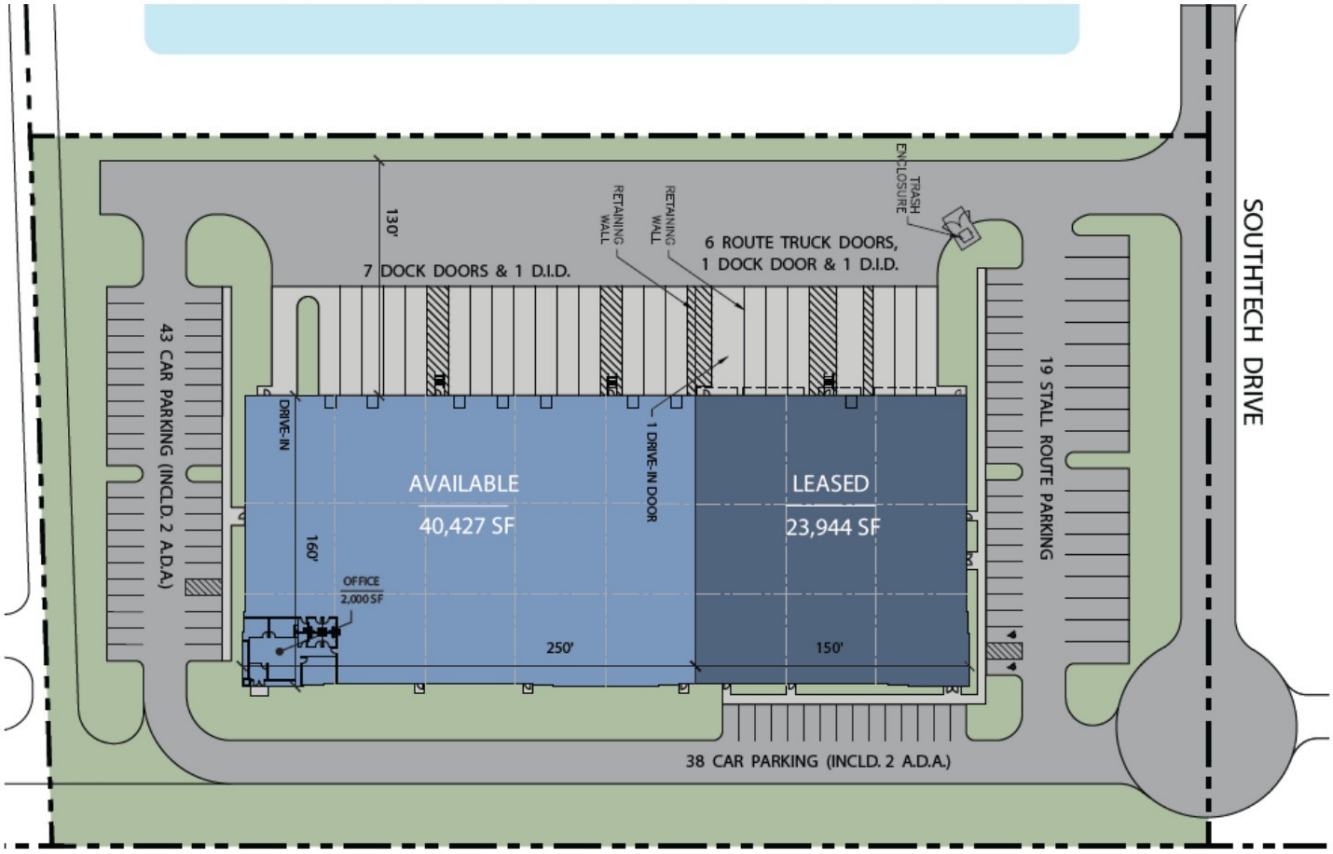
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Available For Lease

2243 Southtech Drive | Greenwood, IN

±40,427 SF Available (Divisible)

LEARN MORE



FEATURES:

- ±40,427 SF
- ±2,000 SF Office
- 24' Clear Height
- 7 Dock Doors
- 1 Drive-in Door
- 50' x 50' Column Spacing
- 8 Trailer Stalls
- ESFR Sprinklers
- 43 Auto Parking
- 800A, 277/480V, 3 Phase
- Located just 22 miles from the Indianapolis International Airport and the World's 2nd Largest FedEx Air Hub
- Immediate Access to Interstate I-65 and Vast Interstate System
- Zoned: Light-Industrial (I-1)





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Build-to-Suit For Lease

West 61st Street | Northwind North Business Park | Hobart, IN

±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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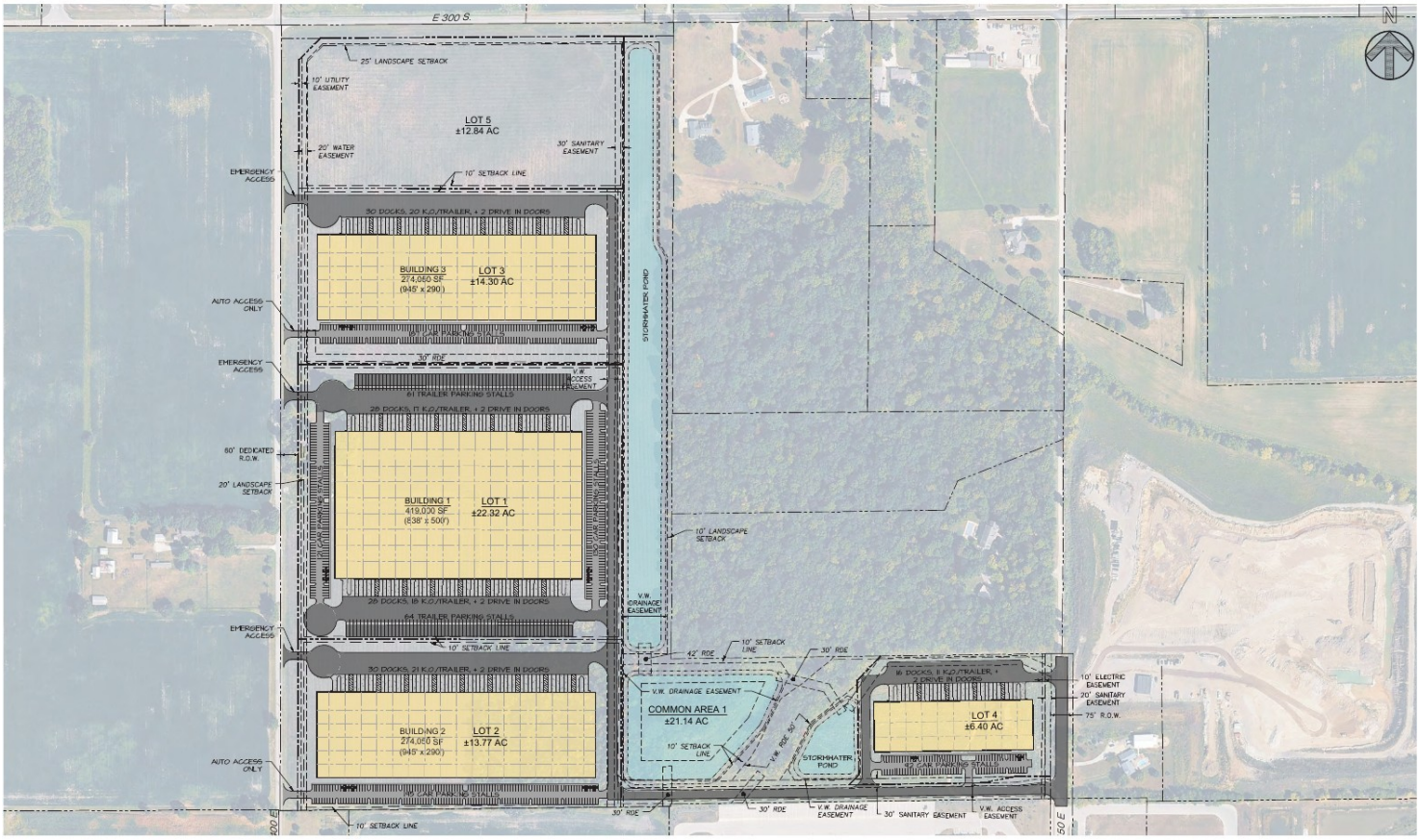
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Available For Lease

I-69 & SR 13 | Northeast Commerce Park | Ingalls, IN

Flexible building sizes ranging from ±136,080 SF to ±318,060 SF

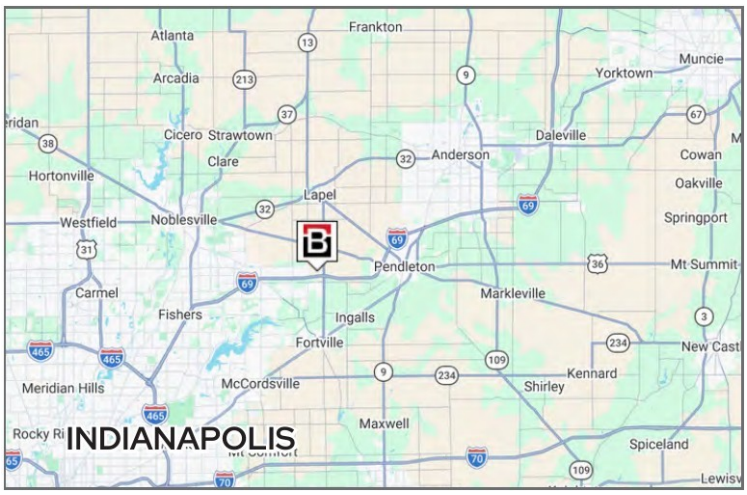
LEARN MORE



FEATURES:

- Large individual lots ranging from approximately ±13.3 acres to ±23.1 acres
- Strategic Northeast I-69 corridor location in Ingalls, IN, with immediate access to regional transportation routes
- Proximity to Hamilton Town Center, and the growing Noblesville/Fishers/Hamilton County business corridor

The Noblesville-Ingalls stretch of the I-69 corridor is becoming one of northeast Indianapolis' most compelling growth paths for industrial users. It connects established Hamilton County amenities and workforce access with emerging Madison County development opportunities.





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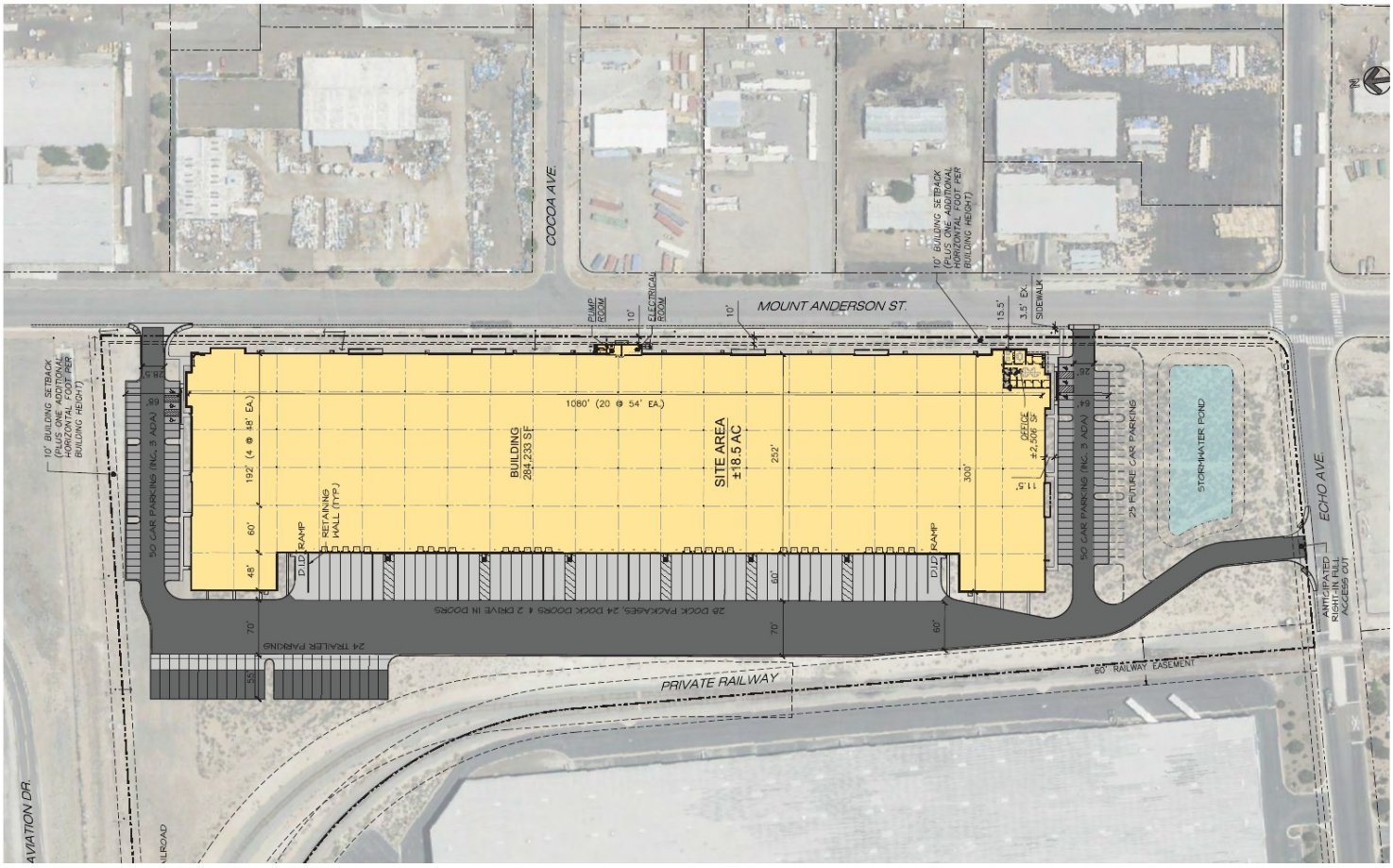
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Available For Lease

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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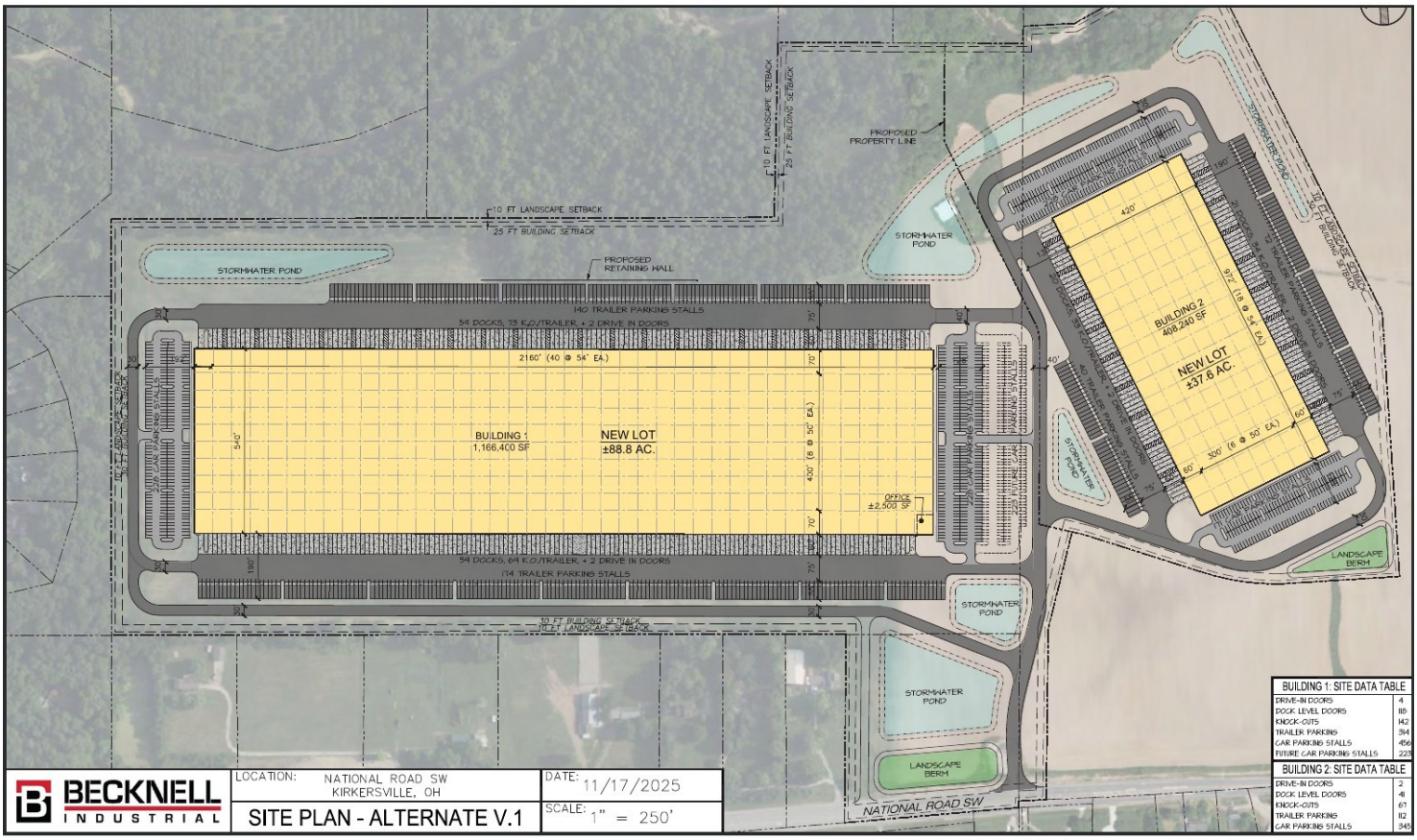
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Available For Lease

National Road SW | Kirkersville, OH

±126.4 Acre Master Planned Park

LEARN MORE



FEATURES:

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





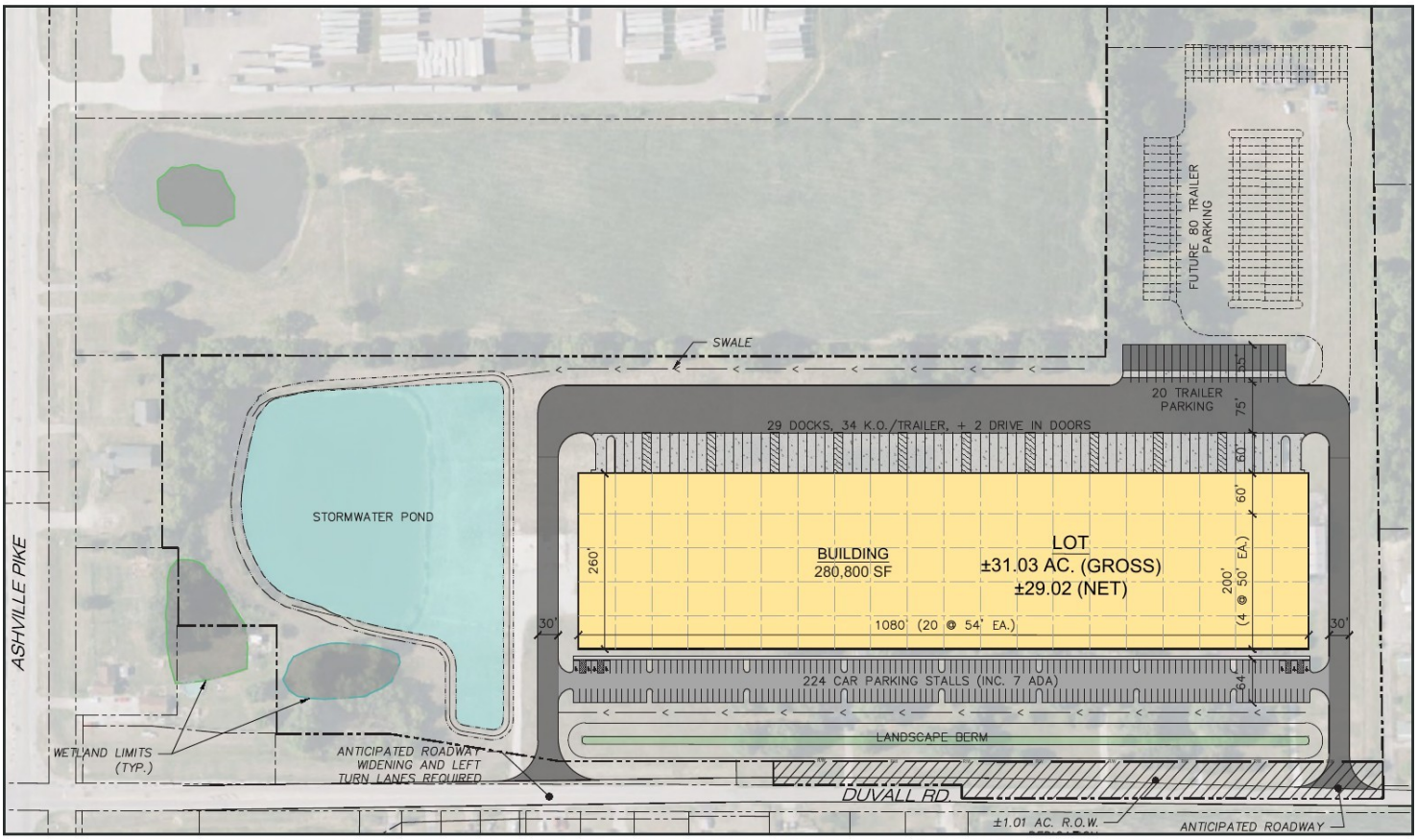
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Build-to-Suit For Lease

Duvall Road & Asheville Pike | Lockbourne, OH

±31.03 Acre Site

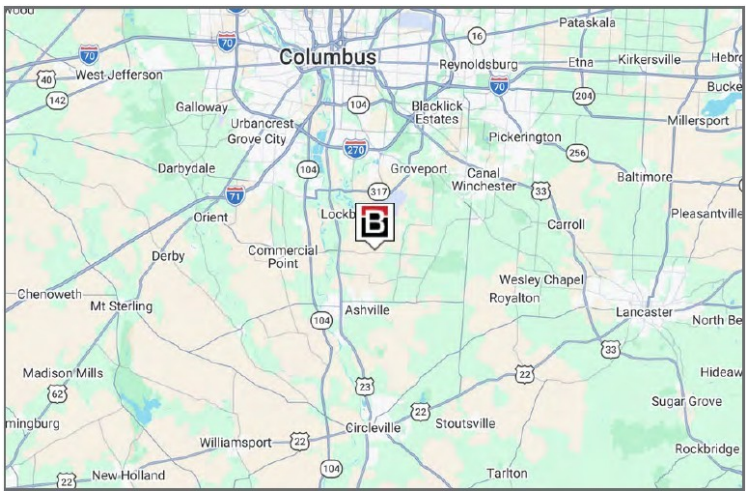
LEARN MORE



FEATURES:

- ±280,800 SF BTS Facility
- ±31.03 Gross Acres
- 29 Dock Doors
- 2 Drive-In Doors
- 34 Knock-Out Panels
- 24 Auto Parking Spaces
- 20 Trailer Parking Spaces
- 80 Future Trailer Spaces
- 54' x 50' Column Spacing

Located within Central Ohio's thriving Rickenbacker industrial corridor, the site offers excellent access to SR-762, US-23, I-270, and I-71. Positioned near major logistics, manufacturing, and distribution hubs, the location provides strong workforce access.





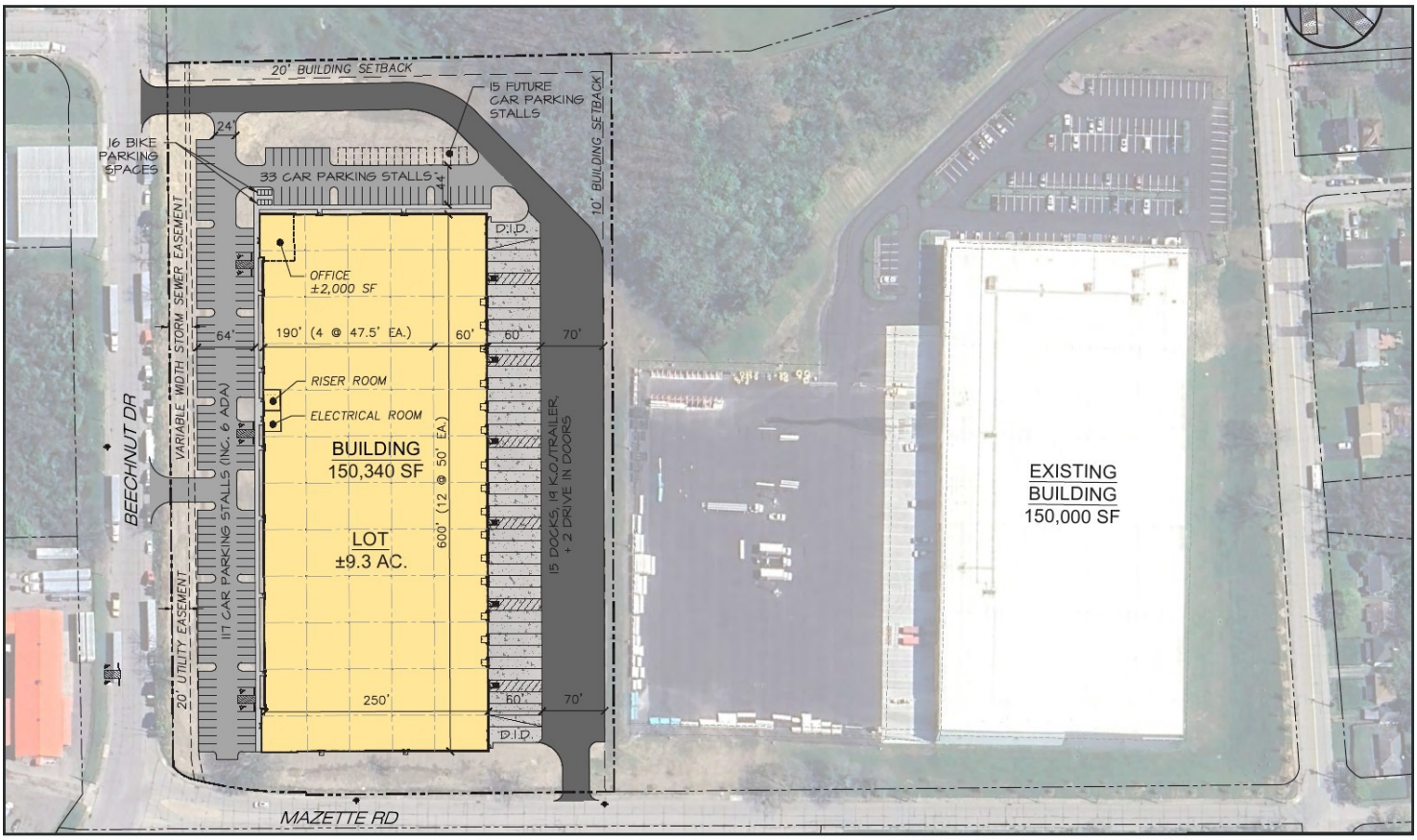
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Available For Lease

217 Beechnut Drive | Fairywood Industrial Park | Pittsburgh, PA

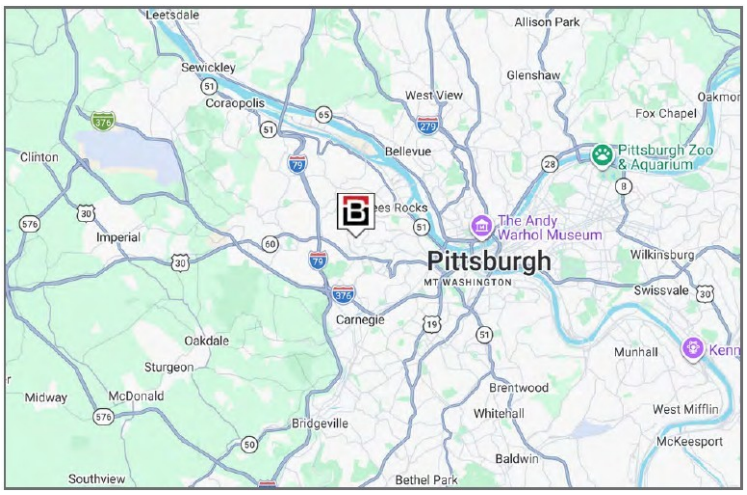
±150,340 SF Class A Industrial Facility

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





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