



G A T E W A Y
T R A D E P O R T
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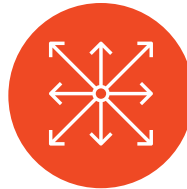


GATEWAY TRADEPORT

NOW LEASING BUILDING 1
Delivering Q3 2019

Gateway TradePort is a $\pm 7,500,000$ SF, ± 600 acre, master planned industrial park, providing unmatched incentives, interstate access and labor supply.

Located in Metro St. Louis, Gateway TradePort delivers the right combination of **better access, better incentives and better buildings, at the right time.**



± 600 ACRES
 ± 7.5 MILLION
SF PLANNED

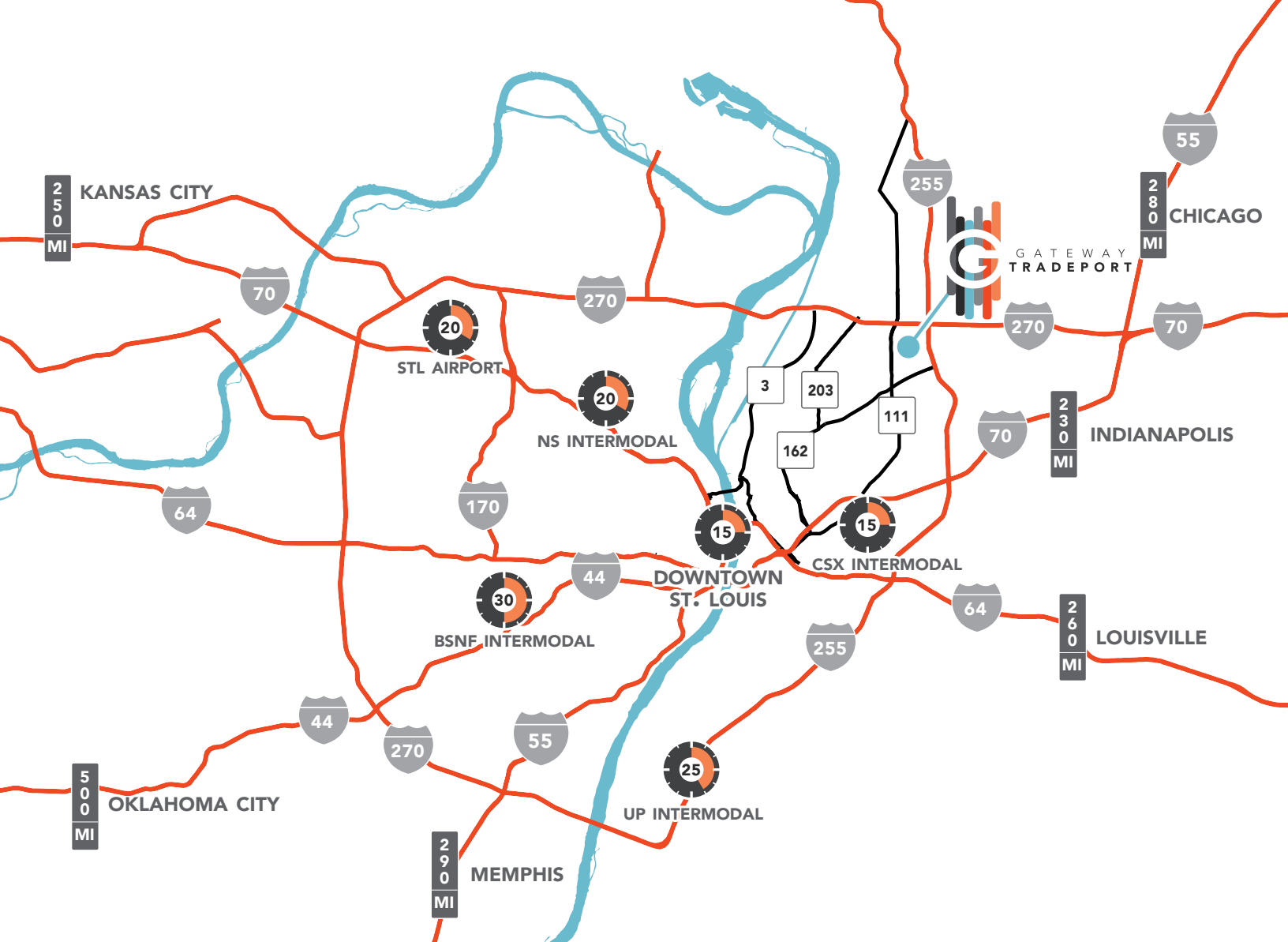


23 YEAR TAX
ABATEMENT



Q1 2019
GROUND
BREAKING

I-270 & I-255 @ Highway 111 | Pontoon Beach, IL 62040
(Metro St. Louis)



BETTER ACCESS

Strategically located to provide better access to interstates and labor, Gateway TradePort has immediate access to I-270 and I-255 and is within minutes of interstates I-55, I-70 and I-64.

Access to labor is equally strong. The surrounding communities supply one of the largest labor pools in St. Louis Metro, capable of supporting large distribution and warehouse operations.



1 MILE / 1 MIN TO
I-270 & I-255



9-24 MILES TO CSX, NS,
BNSF & UP INTERMODAL



SIZABLE LABOR POOL



WITHIN 10 MIN OF
I-55, I-70 & I-64



16 MILES TO UPS AND
FEDEX GROUND



ON-SITE MADISON
COUNTY TRANSIT BUS STOP

BETTER INCENTIVES

Gateway TradePort delivers market leading real estate **tax abatement** for up to 23 years, **over twice as long as competing parks**. This long-term structure is designed as a better benefit for the long occupancy periods of tenants in the greater Gateway market. Over a 15-year market average occupancy period, taxes at Gateway TradePort are **55% lower than competing parks**.

23 YEARS max length of tax abatement period
(vs. 10 years at competing parks)

76% TAX ABATEMENT over 23 years
(vs. 82% for 10 years at competing parks)



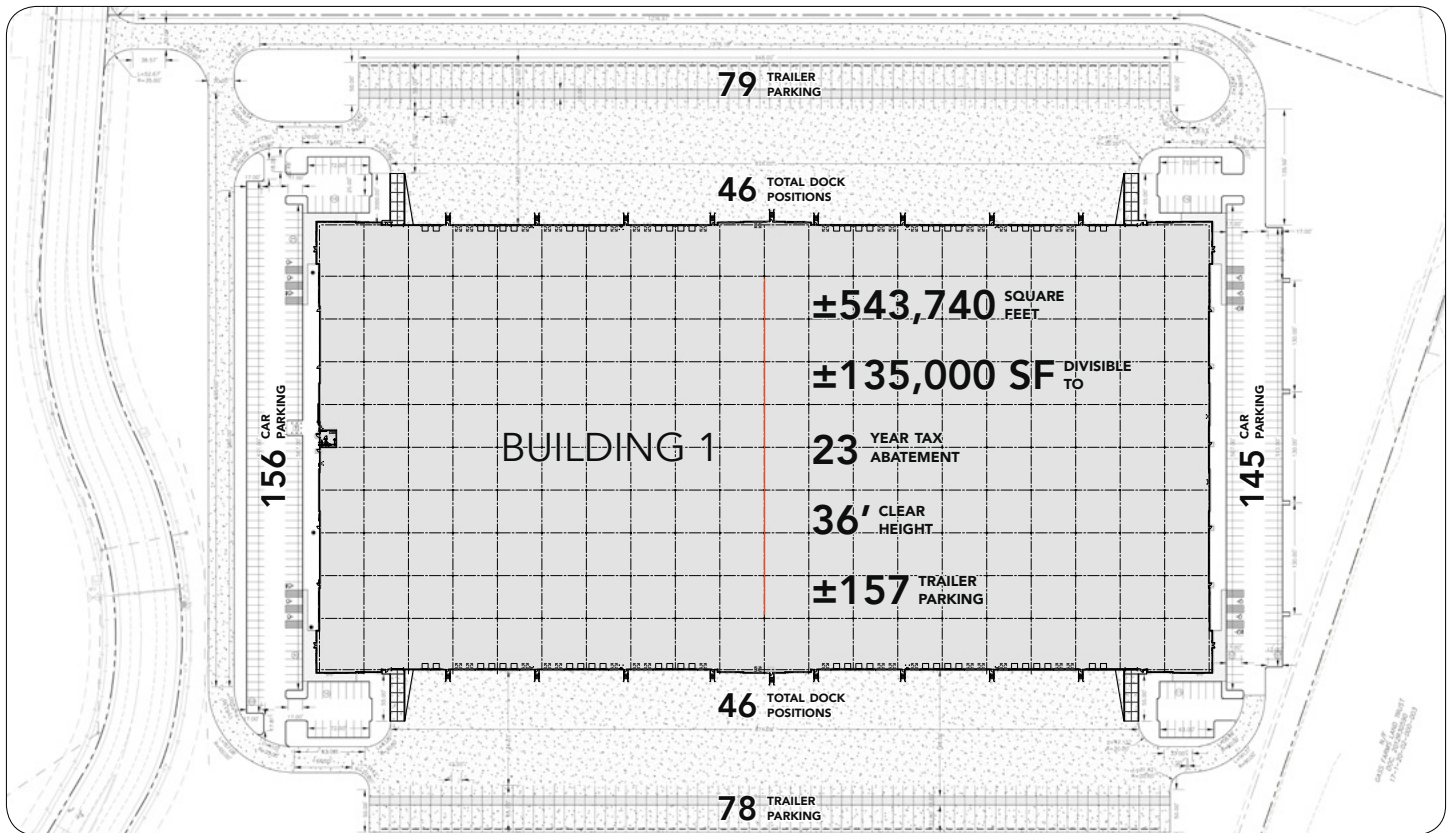
15 YEARS average occupancy for tenants in the greater Gateway market



55% LOWER TAXES over 15 years
(vs. competing parks)

\$2.5M ESTIMATED SAVINGS over 15 years
(vs. competing parks, 600K SF lease)





BETTER BUILDINGS

Gateway TradePort offers the flexibility to deliver multiple building configurations and sizes including: highly functional multi-tenant; secured site, single-tenant; and build-to-suit facilities up to ±1,500,000 SF.

Built for better performance and lower operating costs, our buildings are delivered with premium upgrades including:

- 100% concrete driveways, truck courts and parking areas
- 45 mil TPO roofs including R-20 insulation and 15-year roof warranties
- Fully equipped dock packages including 45,000 lb. dock levelers
- Ultra-efficient warehouse illumination including Clerestory warehouse windows and LED high-bay lighting w/ occupancy sensors

BUILDING 1 SPECS

Building Size	±543,740
Available Area	±543,740
Divisible To	±135,000
Clear Height	36'
Dock Doors	56, up to 92
Drive-in Doors	4
Column Spacing	52'w x 50'd storage bays 52'w x 60'd speed bays
Bldg Dimensions	520' x 1,040'
Configuration	Cross Docked
Truck Court	135'
Trailer Parking	±157
Auto Parking	±301 (Expandable)
Sprinkler	ESFR
Lighting	LED w/ occupancy sensors
Lease Rate	\$3.85/SF/NNN