

3.15.2010

Building Information Form

Location:

1. Building Name: Jefferson City Distribution Warehouse
2. Address: 312 Wilson Drive, Jefferson City (Cole County), MO 65109
3. Is this property within the city limits? Yes
4. (Sq. Ft.): ± 556,000
5. Building Type: Warehouse & Distribution
6. Construction Type: Conventional Steel with Insulated Double Wall Steel Siding
7. What was the former use of this building? Florsheim Shoe Distribution Center
8. Can subdivide? Yes
9. Specialty Features: *Partial RACKS and Open Storage*
There are three interior demising/fire-rated walls, thus dividing the upper level approx 480,000 sq. ft. warehouse into four equal sized approximately 120,000 sq. ft. rooms. There are fire-rated overhead doors on all of the aisle-ways. The lower level is approx. 69,525 sq. ft.
10. Zoning: Industrial-Heavy
11. Sales Price: **\$6,360,000.00**
12. Lease Rate : **As Low as \$1.75 per sq. ft.**
13. Lease Terms: MODIFIED GROSS
14. Description of Property Location/Surroundings:
This facility is a secure, gated and fully fenced 556,000 sq. ft. warehouse on 33 acres. It would work well for a number of uses, including manufacturing, distribution facility or a logistic concern. Near local manufacturing plants including RR Donnelley and Unilever; next to Railroad spur and near barge dock; on Industrial Drive at Dix Road.

Space (Sq. Ft.)

15. Total: ± 556,000
16. Office: ± 13,147
17. Available: ± 205,000 Warehouse (Will Divide) and 13,147 Office

Construction

18. Roof type? Built-Up
19. Column Spacing (Feet): 33 x 60

Ceilings

20. Peak (Feet): 31'-10"
21. Eaves (Feet): 27'-2" (Deck)

Floors

22. Floor Type: Concrete-Reinforced
23. Thickness (Inches): 6" to 12"

Doors and Docks

24. Truck Drive-In: (1) 10' x 14' High OHD
25. Truck Dock High: (18) 8'x10' w/ seals
(12) 8'x8' w/seals
(4) 10'x10' w/seals
With Room to add more
26. Rail Dock: Yes - Nearby

Interior Features

27. HVAC in Office: Heating & Air Conditioning
28. HVAC in Manufacturing: Conditioned & Unconditioned, (32) 30T HVAC; (1) 90T Chiller;
(1) Hot Water Boiler
29. Sprinkler System: Wet
Comments: Fully sprinklered at .035 GPM/sq. ft
Dry Sprinkler on Loading Dock

Site Description

30. Land with Building (Acres): 33.4
31. Adjacent Land Available (Acres): No
32. Phase 1 Environmental Audit Completed: Yes
33. Within 100 Year Flood Plain: No

Site Features

34. Setting: Industrial Park
35. Are there any covenants? No
36. Fire Insurance Class Rating: .061 – RCP 4303
37. Parking Spaces: 240
- Comments: Conventional Steel Frame Construction;
Electric, HVAC, Gas & Water sized for Manufacturing

Electricity

38. Distribution Supplier: AmerenUE
39. Phone: 573-635-0171
40. Primary Voltage-kv: 4160V / 5000 KVA
41. Service Panel-amps: 6000 @ 480V
42. Phase: Three
43. Looped: No

Natural Gas

44. Distribution Supplier: AmerenUE
45. Phone: 573-635-0171
46. Main (Inches): 8" West Side; 10" East Side
47. Pressure-psi: 55# PSI; 21,000 Cu. Ft. per hour at meter
48. Service Line (Inches): 6"

Telecommunications

49. Service at Building: 300 Pair Tele. Cable
50. Local Service Providers: CenturyLink

Water

51. Supplier: Mo. American Water Co.
52. Phone: 573-635-6111
53. Main (Inches): 10"
54. Peak Capacity at Plant per Day (Gallons): 3.5 million

- 55. Service Line (Inches): 10" Loop
- 56. Pressure-psi: 70
- 57. Private Well: No, 300,000 Water Storage with Standby Generator

Sanitary Sewer

- 58. Supplier: Jefferson City, Missouri
- 59. Phone: 573-634-6440
- 60. Main (Inches): 18" VCP
- 61. Peak Capacity at Plant per Day (Gallons): 60 million
- 62. Service Line (Inches): 6" VCP

Highways

- 63. What is nearest Interstate? I-70
- 64. Distance (Miles): 30
- 65. What is the nearest 4 Lane Highway? Highway 50
- 66. Distance: 1/2 mile
- 67. Other Highways? Highway 54 and Highway 63

Jefferson City is located in Central Missouri between Kansas City and St. Louis on Highways 50, 54 and 63; near Interstates 70, 44, 35, 29, 55, 57 and 64.

U.S. Highways 54, 63 and 50 intersect in Jefferson City. Highway 54 runs north-south through Cole and Callaway counties. Highway 50 runs east-west through Osage, Cole and Moniteau counties. Highway 63 runs north-south through Boone and Cole counties. These principal routes provide access to the St. Louis metro area, the Kansas City metro area and other parts of the state and beyond. Interstate 70 is north of Jefferson City about 30 miles and crosses Callaway County, a part of the Jefferson City metro.

Airports

- 68. What is the nearest General Aviation Airport? Jefferson City Memorial Airport
Serves corporate air traffic and governmental flights
- 69. Distance (Miles): 3, Located No. Jefferson City with easy access via U.S. Highway 54
- 70. What is the nearest Commercial Airport? Columbia/Jefferson City Regional Airport
Provides commuter flights to St. Louis and Kansas City, Missouri.
- 71. Distance (Miles): Located 17 miles from Jefferson City on U.S. Highway 63

Rail

72. Rail Served: Yes
73. Rail Spur to Building: No
74. Service Type: Branch
75. Railroad Service Provided By: Union Pacific
- Offers full-service rail shipping for raw materials as well as manufactured products.
Amtrak serves Jeff City with daily passenger trips to Kansas City and St. Louis.

Port

76. Is there Barge Access at Building? No
Comments: Barge Terminal at Mo. River, 3 miles

Real Property Taxes

- Comments: 2009= \$76,425.02

Incentives at Location

77. Are there Incentive Programs Available?

Tax Reductions/Abatements/Credits of all Types: Historically, Jefferson City and Cole County has participated in Chapter 100 Tax Abatements as well as Tax Increment Financing. The city, county, and Jefferson City Chamber of Commerce have stated they would be flexible and aggressive depending on the needs of the project.

Missouri Customized Training: This training could be available through Linn State Technical College. Training curriculum could be developed specifically for the company.

Missouri Community College New Jobs Training: State Fair Community College initially finances training through the issuance of revenue certificates. Proceeds are used to reimburse the company for training related costs. The certificates may be repaid up to approximately eight years using tax credits from the employer’s regular withholding taxes that are paid for the employees in the newly created jobs.

Accelerated Permitting: The Jefferson City Area Chamber of Commerce has stated they will facilitate accelerated local and state permitting.

Comments:

Corporate Income- 6.25% with net effective rate of 5.2%. 50% of federal income tax payments are deductible. Only Missouri income is taxed. Missouri income allocated on the lower of (1) Sales, or (2) "Three Factor" formula based on sales, property and payroll. No worldwide or nationwide unitary tax assessment.

2010 Sales Tax – 5.725% 2010 Use Tax Rate – 5.725%

2009 Property Tax Rate – 5.5996

ECONOMIC DEVELOPMENT RIDER

Incentive Business Facility Tax Credit Program

CDBG Industrial Infrastructure Grant

Tax Increment Financing Program

Building Contact Details

Contact Name:	Richard A. Howerton
Organization Name:	Richard A. Howerton Properties & Development, Inc.
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State:	MO
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Phone:	573-257-4606 or 573-636-5046
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E-Mail:	richh@howertonelectric.com
Web Address:	www.howertonproperties.com
Broker Protected:	Yes
Owner or Broker:	Richard A. Howerton