



Class A Modern Bulk
Industrial Building

St. Louis
Metropolitan Area

Institutional Quality
Opportunistic Investment

100% Leased to
Proctor & Gamble with a
near term lease expiration



255
LOGISTICS
CENTER ★



OVERVIEW

- 502,500 sf modern bulk industrial building, 100% occupied by Proctor & Gamble since April 2010. P&G's current lease expires February 28, 2013. P&G has continued to renew its lease on a short term basis throughout the term.
- 255 Logistics Center is located in the most sought after, bulk sub-market in the entire St. Louis metropolitan area due to its tax abatement structure, immediate access to Hwy 255 and downtown St. Louis.
- The state of the art modern bulk industrial building was completed in 2008. The building features all the modern bulk warehouse amenities sought after by both regional and national users. The building has rail potential.
- 255 Logistics Center can be purchased well below the current replacement cost of \$34.00 psf (\$17,000,000).
- The building's current and future tenants will enjoy a very favorable real estate tax abatement structure that saves the tenant/owner an average of approximately \$1.00 psf compared to similar buildings located in St. Louis.
- The Metro East industrial sub-market does not have a vacancy of over 250,000 sf, giving 255 Logistics Center significant upside rental rate pricing.
- The Illinois modern bulk industrial market has experienced an average vacancy rate of less than 5% over the last 10 quarters and currently stands at less than 1% vacant.
- P&G occupies over 2 million sf in the St. Louis Metropolitan market and has invested significant capital in its manufacturing plant located 5.64 miles from 255 Logistics Center.
- Located adjacent to 3rd busiest airport in Illinois with close proximity to downtown St. Louis.



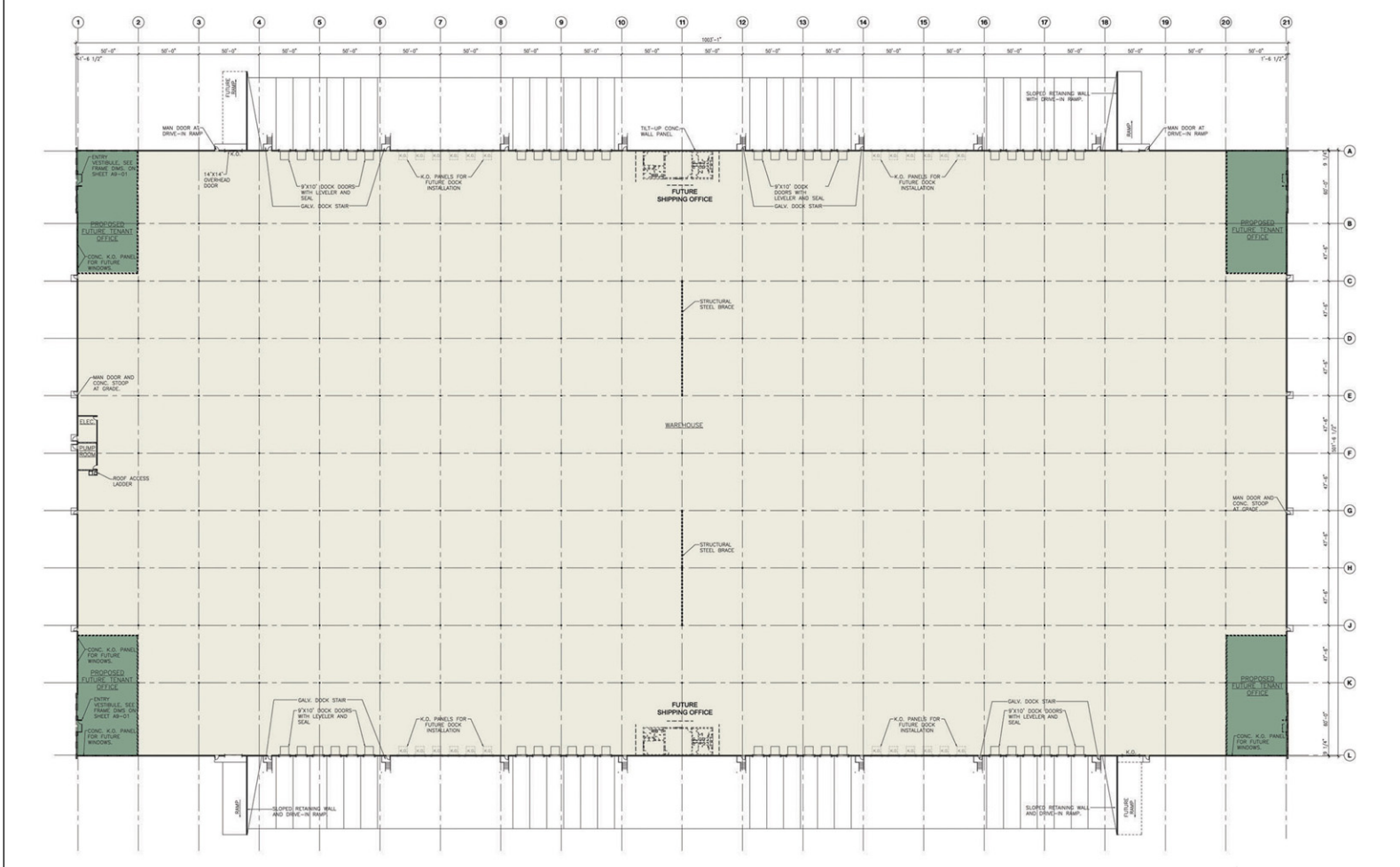


KEY BENEFITS

255 Logistics Center, located in the Metro East industrial market, offers 502,500 sf of distribution space

- With acquisition of the available adjacent ground, the building is expandable up to 950,000 sf
- Newly constructed, state of the art flow-through distribution building
- 100% leased to Proctor & Gamble through February 28, 2013
- Excellent I-255 Interchange accessibility at Mousette Lane
- 4 miles from downtown St. Louis
- Rail service available
- Real estate taxes fixed through 2027
 - \$.10 sf years 1-5
 - \$.15 sf years 6-10
 - Up to \$1.10 tax savings as compared to St. Louis County industrial buildings
 - Estimated net expenses \$.42 sf





BASE BUILDING DESCRIPTION

- 502,500 sf cross dock bulk warehouse building
- Secure, easy to maintain and long-term value tilt-up concrete panel construction
- 32' minimum clear height throughout
- 50' deep x 50' wide column spacing (60' at dock bays)
- 48 truck loading docks (expandable up to 84 maximum) with 35,000 pound load levelers, bumpers and weather seals
- 75 trailer parking stalls with concrete dolly pad
- 130' minimum truck maneuvering area
- Wide open drive aisles with 60' concrete truck aprons
- Four (4) 12' x 14' motorized overhead drive in doors
- 6" non-reinforced concrete floor slab on a 4' compacted granular base
- ESFR wet sprinkler fire protection system
- Gas fired makeup air heating to achieve 49 degrees at 0 degrees outside
- 45 mm TPO roof system
- Base building lighting T-5 HO fluorescent and energy efficient light fixtures



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