

# BECKNELL

I N D U S T R I A L

June 11, 2018

Mr. Matthew Rehbein  
Economic Development Specialist  
City of Appleton  
100 N Appleton Street  
Appleton, WI 54911

Sent via Electronic Mail: Matthew.Rehbein@appleton.org

Dear Mr. Rehbein:

Becknell Industrial is pleased to present to the City of Appleton the enclosed Purchase and Sale Agreement for approximately 14.60 acres located in Southpoint Commerce Park, commonly referred to as Lot 20 (Parcel ID: 9-5712-20). Becknell is working with a Fortune 500 company to construct a 200,880 square foot, modern, functional warehouse that contains the following characteristics:

- 200,000 SF, expandable by an additional 50,220 SF (refer to the attached site plan)
- 32' clearance height
- Approximately 10,400 SF of office within the Building
- Pre-cast concrete construction
- ESFR sprinkler system
- High-bay LED lighting with motion sensors
- Abundant on-site car and trailer parking

Total investment for the project would exceed \$12.5 million, not including any investment by the tenant in furniture, fixtures and equipment. It is anticipated that construction would commence as early as September, 2018 with a planned completion in May, 2019.

We hope the City of Appleton is as equally excited as we are to start this project and monetize its investment in the land and infrastructure.

Please feel free to reach out with any questions.

Sincerely,

Becknell Industrial



Derek Hawkins  
Vice President – Investments



Cc: Scott Furmanski, CBRE

Enclosures

- Site Plan
- Purchase and Sale Agreement