

:: Industrial Space For Sale/Lease

Chisholm Trail Business Center

I-135 @ 77th Street North, Wichita, KS

453,061 Sq. Ft.



Presented by:
InSite Real Estate Group, LLC

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Table of Contents

Disclaimer	3
Project Description	4
Building Information	5-6
Photos	7
Building Aerial	7
Site Aerials	8
Neighborhood Aerial	9
Exterior Photos	10
Warehouse Photos	11
Office Photos	12
Plans	13
Office Floor Plan	13
Warehouse Plan	14-15
Site Plan	16-17
Site Boundary Overlay	18-19
Wichita Market Overview	20
Transportation	21
Economic Incentives	22
Maps	23
City Map	24
Area Map	25

:: Information Disclaimer

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Project Description - Overview

InSite Real Estate Group is pleased to offer warehouse/flex space and office/industrial development sites in one of the fastest growing commercial markets in south-central Kansas. The newly formed 132 acre Chisholm Trail Business Park features existing space and development sites offering the very best in terms of amenities including:

Planned Development: Each parcel in the park is designed to afford the user with excellent visibility and corporate identity. The developers have paid close attention to the preservation of a natural setting with native grasses and trees, attractive water features and habitat areas for native Kansas wildlife. Restrictive covenants help ensure that each project in the park is designed to a quality standard for all to enjoy. Customers and employees will notice the excellence of craftsmanship in the design and construction of the facilities nestled in a park-like atmosphere.



Accessibility: The Park enjoys excellent access and visibility from Interstate 135, Wichita's primary north-south arterial. 77th Street abuts the park's north entrance and allows convenient on/off ramp access as well as access to Broadway (old Highway 81) to the west and Interstate 235 and K-96 to the south.

Area Amenities: Chisholm Trail Business Park is located within the municipality of Park City, Kansas. Park City has become the city of choice for several well-known local, regional and national companies including the Hayes Company, Foley Tractor, Murphy Tractor (John Deere), TECT Aero Space, National Institute of Aviation Research, Hartman Arena, Kice Industries, Harley-Davidson, and many others. Park City is an enthusiastic recruiter and supporter of employers and has established a pattern of very progressive incentives to aid in the establishment or relocation of quality companies.

Site Deliverables: The project will deliver platted development sites with a land area of approximately 5-40 acres per site. The property will have Limited Industrial zoning in place, all municipal utilities adjacent, and roads extended to each parcel.

Space for Lease / Build to Suit: There is currently approximately 450,000 Sq. Ft. of Class A Warehouse/Distribution and Manufacturing space available with the option to expand to over 600,000 Sq. Ft. In addition, the developer will Build-to-Suite warehouse and office space from 50,000 Sq. Ft. to 500,000 Sq. Ft.

Come be a part of Sedgwick County's newest and most prestigious business park. For more information, please contact:

Curt Robertson or Dan Unruh
InSite Real Estate Group
316-618-1100
info@insitere.com

Building Information



Class “A” Warehouse, Distribution and Manufacturing space available in northeast Wichita. The building available is part of the 132 acre “Chisholm Trail Business Center” conveniently located at the corner of I-135 and 77th Street. The Development has great visibility and access to I-135, abundant parking, great lighting, secure entrances, and is surrounded by attractive landscaping, including ponds and fountains in a natural setting.

:: Details

- Land Available:** Building Parcel 58.45 acres
South Parcel 73.67 acres (undeveloped)
- Space Available:** 453,061 Sq. Ft. (approximate, divisible)
Main Offices: 27,638
Mfg./Warehouse: 154,889
Warehouse Area: 264,804
Mezzanine: 15,900
- Office Space:** Approximately 27,000 Sq. Ft. Class “A” Finish
- Loading:** 25 dock high doors (23 with Locks, Levelers & Lights)
6 grade level doors (12’ x 16’)
2 grade level quick response doors (12’ x 16’)
- Sprinklers:** Warehouse Area - ESFR Wet system
Mfg./Warehouse - Wet System (Hazard group 2)
Office - Wet System (Light Hazard)
- Ceiling Height:** Mfg./Warehouse: 24’-28’ clear
Warehouse: 30’-38’ clear
- Electrical:** Mfg./Warehouse: 4,000 amp/480 volt, 3 phase
Warehouse: 4,000 amp/480 volt, 3 phase
2 Back-up Generators (natural gas)
- HVAC:** HVAC in office
Heat only in Mfg. and Warehouse area
Boiler and Chiller System
Additional infrared in Mfg. and Warehouse
- Ventilation:** 20 circulation fans @ peak



Building Information (cont.)

Column Spacing:	Mfg./Warehouse 30' x 80' Warehouse 30' x 100'
Construction:	8' Cast concrete stem wall and steel (expandable curtain wall to the south)
Floor:	6" reinforced concrete slab
Car Parking:	Employee/HR Lot - 280 Front Office - 93 Shipping - 15 Total - 388 (expandable)
Truck/Trailer Parking:	Abundant
Outside Storage:	South Lot- 328,000 Sq. Ft. AB4 hard surface (lighted) North Lot - 91,000 Sq. Ft. AB4 hard surface (lighted) Concrete drive lanes
Racking:	Racking available
Lighting:	T-8 lighting on motion sensors
Year Built:	2001
Real Estate Taxes:	General - \$295,125.15 Special Assessments - \$24,079.10 Total - \$319,204.85

:: Offering Terms

Lease Price:	\$3.50 NNN
Sale Price:	\$17,000,000

:: Contact Information

Curt Robertson crobertson@InSiteRe.com (316) 618-1100 ext 224.	Dan Unruh, CCIM danunruh@InSiteRe.com (316) 618-1100 ext. 225
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Aerial Photo



Aerial Photo



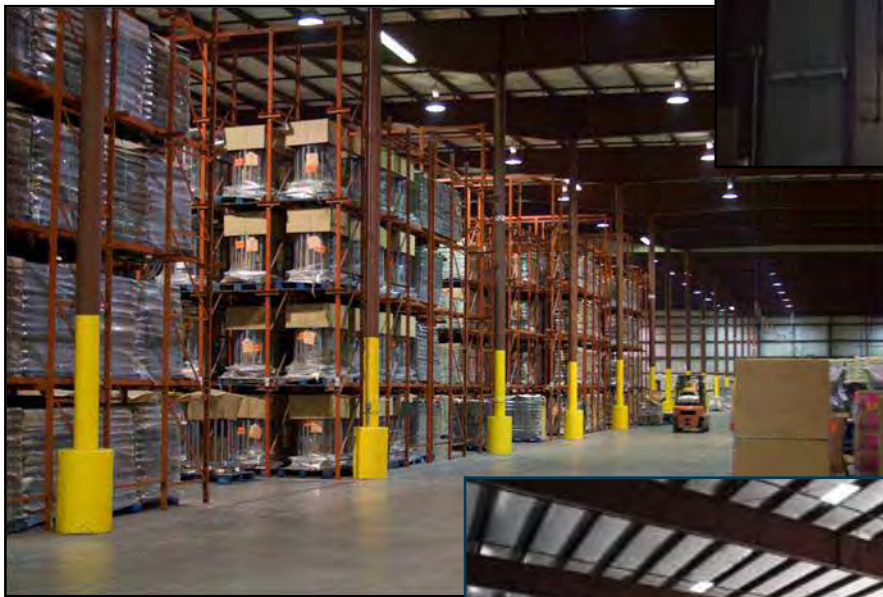
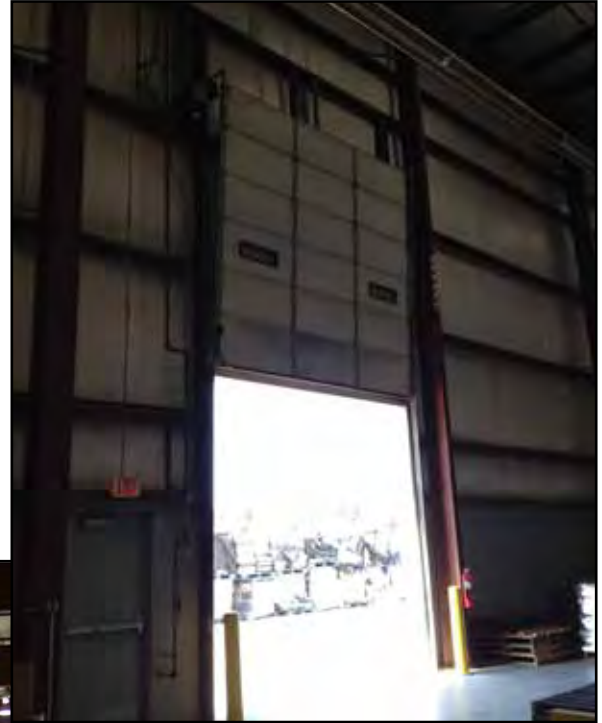
Neighborhood Aerial



Exterior Photos



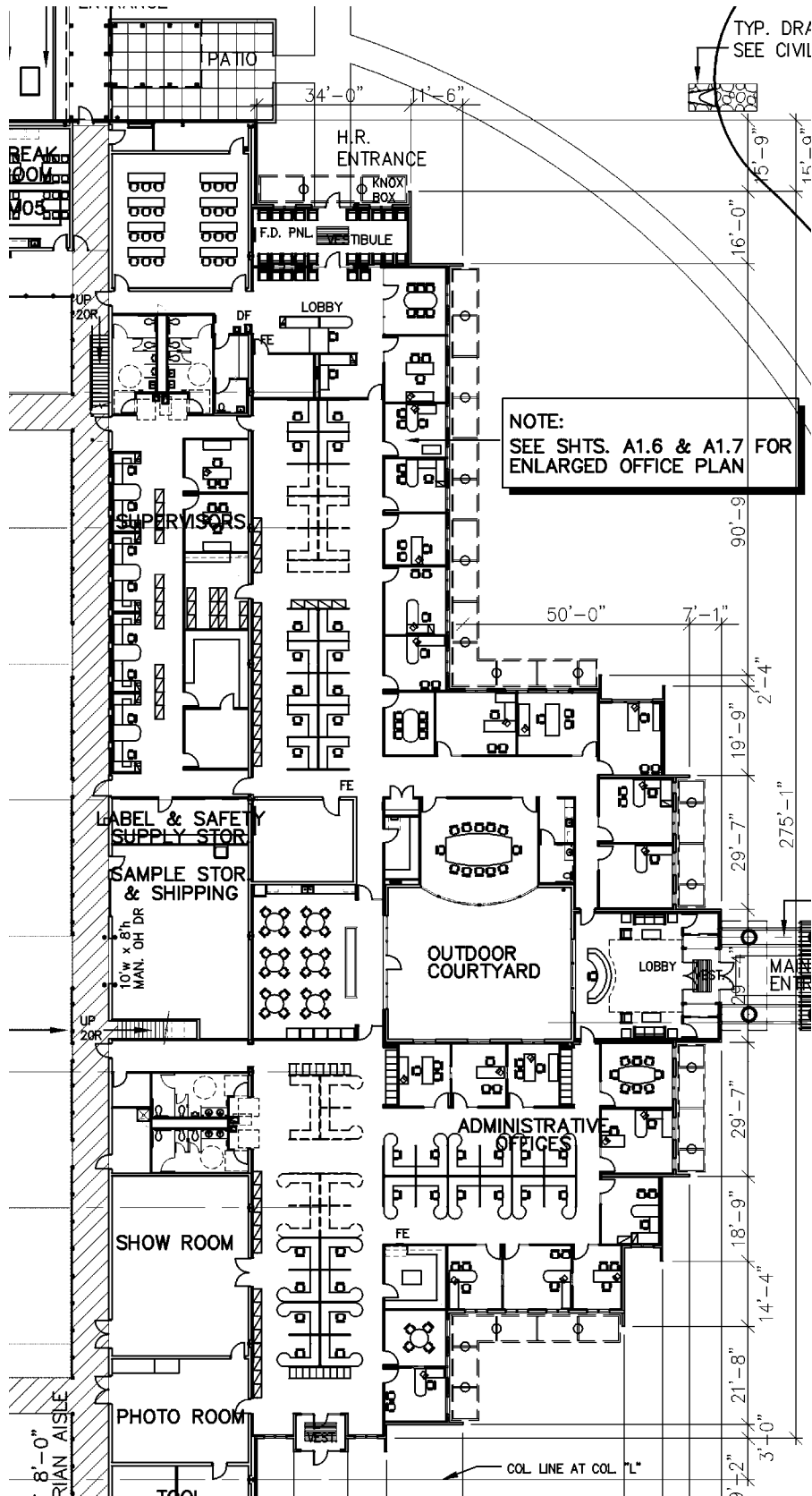
Warehouse Photos



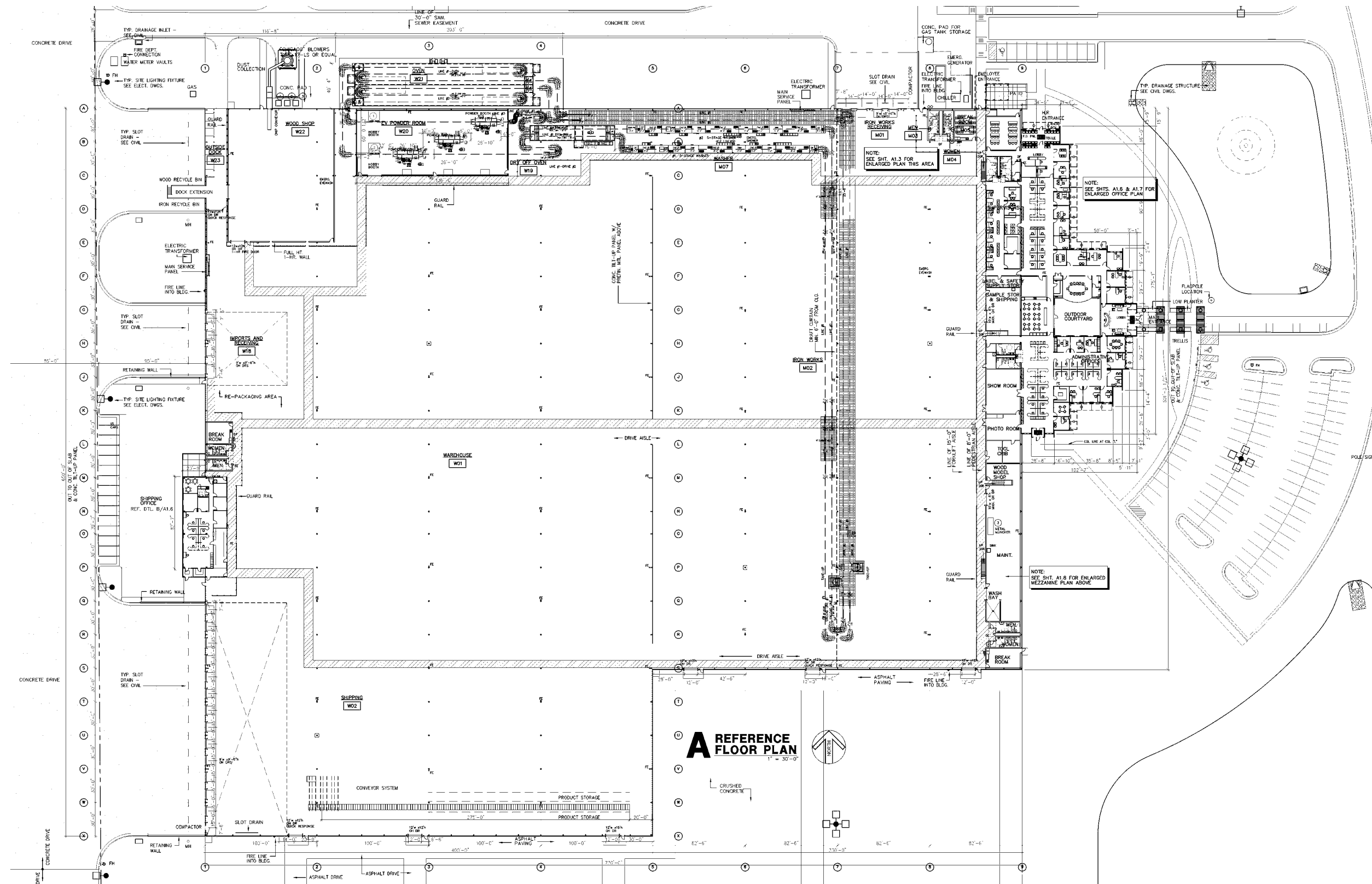
Office Photos



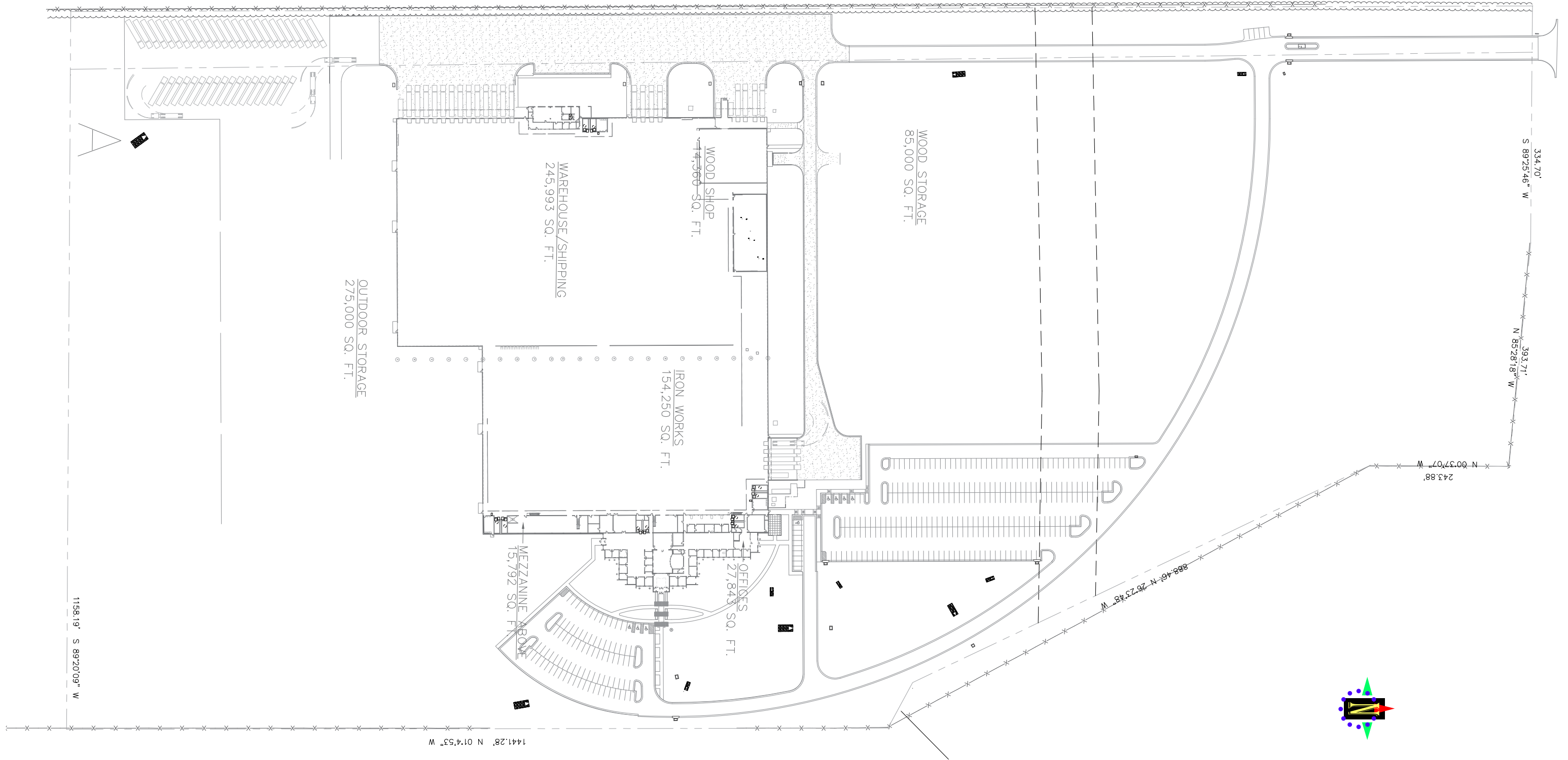
Office Floor Plan (Detail)



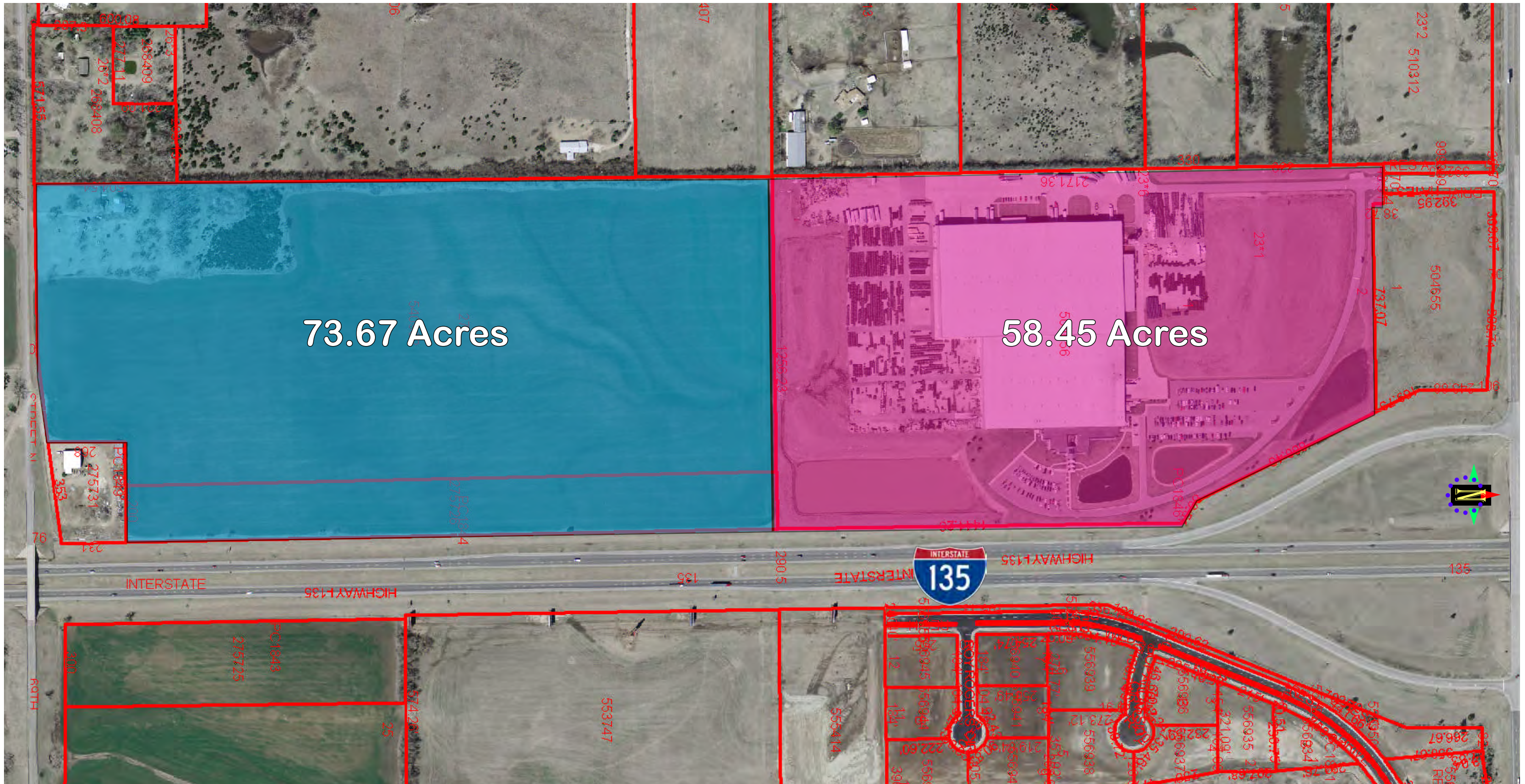
Floor Plan



Site Plan



Site Boundary Overlay



Wichita Market - Overview



Wichita is the regional economic hub of south-central Kansas and northern Oklahoma. It provides financial, medical and business services to more than half a million people in the Wichita MSA alone. The Wichita Metropolitan Statistical Area (MSA) includes Sedgwick, Butler, Sumner and Harvey counties. The largest city in the state, Wichita has a strong aerospace history and its workforce has the second highest concentration of manufacturing jobs and skilled

labor in the United States. Sedgwick County alone contributes nearly 40% of the state's manufacturing employment earnings. Some of the aviation manufacturers located in the Wichita area include Boeing, Cessna, Raytheon and Bombardier while hundreds of subcontractors and suppliers have found Wichita to be a strategic location for their business. Wichita is a major regional health care center with five general hospitals, a veterans hospital, three rehabilitation hospitals, and two psychiatric hospitals and numerous specialty hospitals. Much of a 3 state region is served by health care providers in Wichita. McConnell Air Force Base is home to the 22nd Air Refueling Wing, the 931st Air Reserve Group and the Kansas Air National Guard's 184th Intelligence Wing. Wichita is home to Wichita State University, Newman University, and Friends University, offering both a strong academic community and a large entry-level labor pool for area employers.

Many other large employers are also located in Wichita including:

- Via Christi Regional Medical Center
- Dillon's Food Stores
- Koch Industries (the second largest privately held company in the U.S.)
- Cargill
- Wesley Medical Center
- The Coleman Company
- Johnson Controls
- Bank of America

Recognized as one of the major mid-sized cities in the nation, Wichita has come a long way since its infant years as a trading post and cowtown. Today, Wichita is a dynamic community; rich in culture, activity, and opportunity, and has won the national distinction of "All American City" three times.

In the center of the United States, Wichita is conveniently situated on Interstate 35, which connects to nearby Interstates 70 and 40. Interstate 135, U.S. 54 and U.S. 400 also serve the region. The Wichita and surrounding areas are served by Mid Continent Airport, with 14 airlines serving 13 major non-stop destinations.

Transportation

Transportation

Wichita has superb links to the rest of the nation. *Expansion Management* magazine includes Wichita among "Five Star Logistics Metros" (October 2007.) Located approximately 170 miles south-southeast of the geographic center of the Continental U.S., and approximately 370 miles west of the geodesic center of the U.S. (Center of Population.), this central location is ideal for businesses serving national as well as regional markets. Companies involved in international trade benefit from the Sedgwick County Foreign Trade Zone and the Kansas World Trade Center.

Highways and Motor Freight

Wichita is located directly on Interstate I-35, the only Midwest interstate corridor in North America to connect Canada, the U.S. and Mexico. Under NAFTA this route has become crucial as trade increases with our northern and southern neighbors. Interstate 35 connects with major east-west interstates I-70 via I-135 about 90 miles to the north and I-40 about 150 miles to the south. As a major exporting state, Kansas takes its highways seriously. Kansas is in the final stages of the 1999-2008 Comprehensive Transportation Program (CTP.) The CTP is a ten-year, \$13.2 Billion program to improve transportation infrastructure. It continues improvements made by the previous \$6.9 Billion, eight-year highway program completed in 1998. The Kansas Legislature is expected to pass a follow-on transportation improvement program during its 2009 session.

INTERSTATE HIGHWAYS



Wichita is a major trucking hub due to its high concentration of manufacturing and role as a regional marketing center. Sixteen national and regional interstate common carriers have local terminal facilities. Due to Wichita's proximity to major markets and multitude of carriers, transit times and shipping rates are very competitive. Kansas motor carrier regulations mirror most federal guidelines

Economic Incentives

State of Kansas Incentives

Enterprise Zones Manufacturing businesses can receive sales tax exemptions and state income tax credits if they create a net of two new jobs. Non-manufacturing businesses must create a net of five new jobs. Retail businesses in Sedgwick County are not eligible for Enterprise Zone benefits. The benefits are:

- 100% sales tax exemption on construction materials and labor, machinery and equipment, and furniture and fixtures
- Job creation tax credit - \$1,500 per employee (one-time credit)
- Investment tax credit - \$1,000 per every \$100,000 of investment (one-time credit)
- Earned credits are available until fully utilized

High Performance Incentive Program

Companies may be eligible for a Kansas Income Tax Credit equal to 10% of eligible capital investment that exceeds \$50,000. This credit has a 10-year carry-forward provision and may offset 100% of a firm's annual tax obligation. There is also a sales tax exemption similar in scope to the Enterprise Zone sales tax exemption. The company must:

- Pay above average wages for the industry.
- Invest at least 2% of payroll in training or participate in one of the state's workforce training programs.
- Otherwise eligible non-manufacturing worksites must also show that more than half of worksite revenues are from sales to specific kinds of customers, or else the worksite must be a headquarters or a back-office/support worksite of a national or multi-national corporation.
- Fall into major NAICS category 221, 311-425, 481-721, or 811-928 (generally excluded from eligibility are retailers and businesses involved in agriculture, construction and mining, unless the worksite is a headquarters or back-office of a national or multi-national corporation).

IMPACT (Kansas Investment in Major Projects and Comprehensive Training)

This program allows employers to enter into agreements to establish training projects for new employees. Funds are derived from a fee of 1% from employee payroll withholding taxes. Employers must spend at least 2% of payroll costs on employee training and education to qualify. IMPACT funds may be used to pay for:

- Instructor salaries
- Video tape development
- Training manuals and textbooks
- Building and equipment purchases
- Supplies and materials
- Curriculum planning and development
- Relocation costs
- Labor recruitment

KIR (Kansas Industrial Retraining)

This program provides training assistance to companies in industries that are restructuring due to changing technology and to companies diversifying production activities. Terms are negotiable and cover up to 50% of retraining costs.

Economic Incentives (cont.)

City of Wichita/Sedgwick County Incentives

IRBs (Industrial Revenue Bonds)

The City of Wichita and/or Sedgwick County may exempt property financed with IRBs from property taxes for a period of up to ten years. Building materials and equipment permanently installed will be exempt from state and local sales taxes.

Abatement of Property for Economic Development Purposes

Wichita and Sedgwick County may abate ad valorem taxes on all or any portion of the appraised value of all buildings or added improvements used exclusively by a business for:

- Manufacturing articles of commerce;
- Conducting research and development; or
- Storing goods or commodities which are sold or traded in interstate commerce.

Additions to or expansions of existing buildings qualify for the property tax exemptions if, as a result of the expansion, new jobs are created. Total or partial ad valorem tax may be in effect for up to 10 years after the calendar year in which a business commences its operations or an expansion is completed. There is no personal property tax on machinery and equipment purchased after June 30, 2006.

EDX (Kansas Constitutional Amendment)

The Wichita City Council and the Board of Sedgwick County Commissioners may exempt property from taxation for a period of up to ten years. This may include all or any portion of both real and/or tangible personal property used exclusively in:

- Manufacturing articles of commerce
- Conducting research and development
- Storing goods or commodities which are sold or traded in interstate commerce

Additional Incentives

Business Machinery & Equipment Property Tax Exemption

Effective July 1, 2006, business machinery and equipment newly purchased, leased or moved into Kansas is exempt from property tax. This is of particular benefit to capital-intensive manufacturing operations. The exemption applies equally to manufacturing equipment and office business equipment, furniture and fixtures. Items of business personal property under \$1,500 original purchase price are also exempt from property tax regardless of date of purchase.

Business Inventory Property Tax Exemption

Effective January 1, 1989, merchant and manufacturer business inventories (raw materials, goods-in-process and finished goods) are exempt from property tax by Kansas constitutional amendment.

Foreign Trade Zone

The Sedgwick County Foreign Trade Zone is a general-purpose zone where foreign and domestic goods are not within U.S. Customs territory. Users are thereby exempt from paying duty or federal excise tax while goods remain in the zone or are exported. If final product is imported into the United States, import tax or duty is due only at the time of transfer.

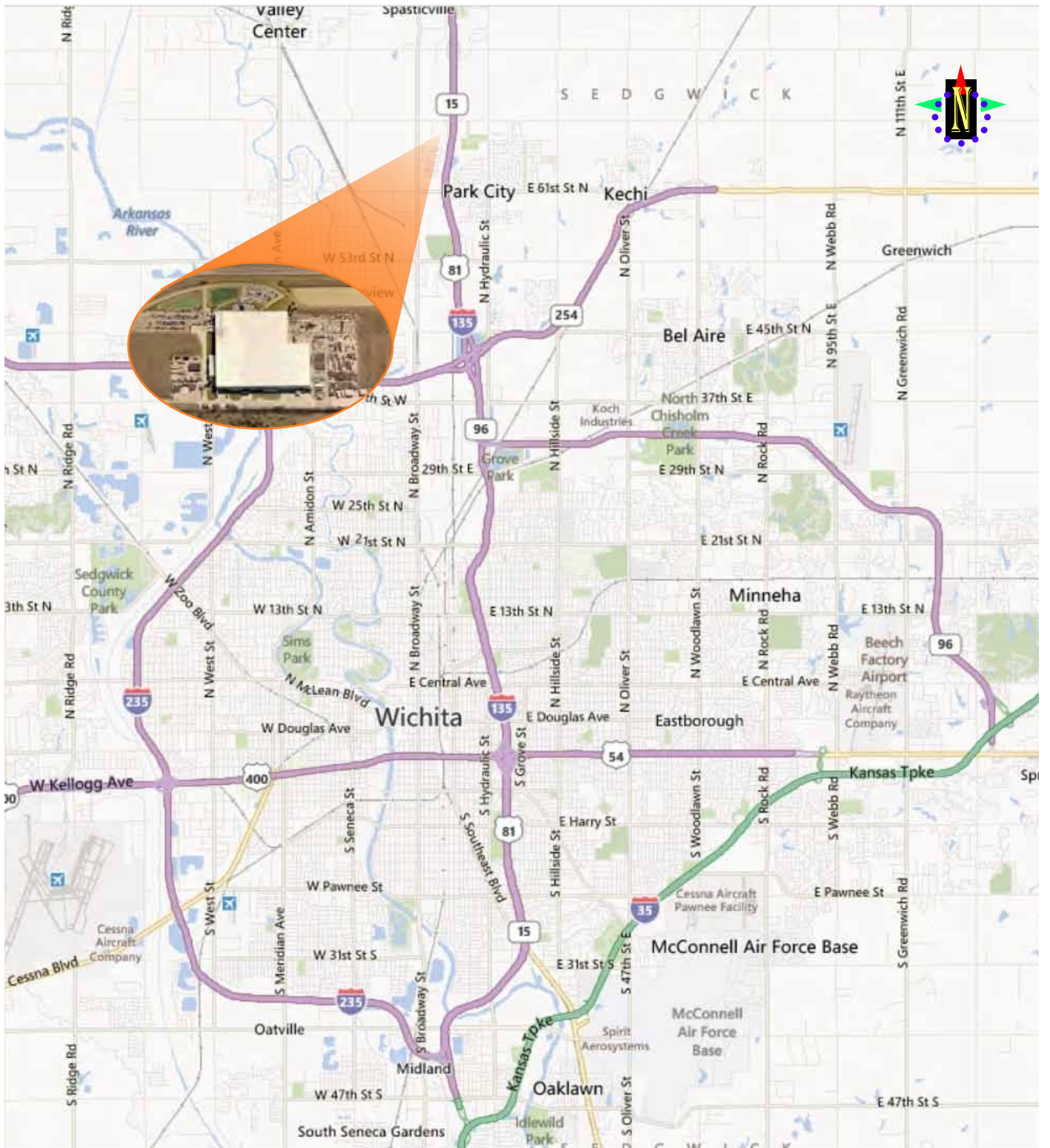
Trade Show Assistance Program

Assistance is available for up to one-half of a company's direct foreign exhibition-related expenses (not to exceed \$3,500 per show and \$7,000 annually). Reimbursable expenses might include booth space, utility costs, transportation of equipment or materials, booth assembly/disassembly, interpreter fees at the show, translation fees for materials, etc.

Income Tax Credit for Research & Development

A company can qualify for an income tax credit for research and development if: Research and development occurred within the state of Kansas Expenditures increased above the company's average expenditures for such activities during the prior two years. Tax credit is equal to 6.5% of the increased expenditure amount and is deductible over a 4-year period (25% annually).

City Map



Area Map

