PLEASANT HILL COMMERCE PARK

FOR SALE OR LEASE

Development Sites and Built-to-Suit Buildings Available from 2 Acres to 150 Acres and up 1,000,000 SF

Pleasant Hill Commerce Park:
- 154.16 Acre Commerce Park Development with sites available from 2—150 acres
- Roads and infrastructure at or near sites
- Signalized interchange in place at NE 75th St.
- Building sites able to accommodate up to 500,000 SF contiguous (largest in the metro)
- Fiber optic data lines near sites
- Easy access to I-80/35
- 70.383 acre site with expansion options of an additional 83.78 acres
- Optional US Foreign Trade Zone sub-zone designation
- Commerce Park Zoning designation in place
- Build-to-suit buildings with construction beginning 2018

For additional information please contact:
Mike Macri III, CCIM: 515-309-0910
mike@fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered “as is”. This submission may be modified or withdrawn at any time by the property owner.
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City of Pleasant Hill, IA

Join one of the fastest growing communities in the State of Iowa and see what Pleasant Hill has to offer your business:

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Des Moines Metro Pop. (2017)</td>
<td>701,527</td>
</tr>
<tr>
<td>Ave. Household Income:</td>
<td>$83,270</td>
</tr>
<tr>
<td>Median Age (Years)</td>
<td>35.9</td>
</tr>
<tr>
<td>Median Income (City)</td>
<td>$73,982</td>
</tr>
<tr>
<td>Cost of Living Index (U.S. = 100)</td>
<td>90.8</td>
</tr>
</tbody>
</table>

Des Moines Metro Area Ranks Nationally As:
- #1 Fastest Growing Metro Areas in the Midwest (US Census Bureau - 2017)
- #1 Best Affordable Place to Live in the US (US News & World Report - 2017)
- #1 Best City for the Middle Class (Business Insider - 2016)
- #4 Best Place for Children (SmartAsset - 2017)
- Top 25 Community for Well-Being (Gallup-Healthways Well-Being Index - 2017)
- #6 Best Place for Business and Careers (Forbes - 2016)
- #9 Best Place to Start a Business (CNBC - 2016)
- #1 Business Climate (Market Watch - 2015)

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Partner with the Proven Winner

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CP COMMERCE PARK ZONING

The Commerce Park District is intended to provide for increased flexibility in the location of certain business, office, assembly and warehouse uses while maintaining protection for nearby residential districts. It allows selected industries of a nonnuisance character to locate in areas near residential uses. The district is proximate to main transportation routes and is characterized by lots with landscaped grounds, structures generally one or two stories in height, and materials and equipment storage in enclosed structures. The district is designed to blend effectively into neighboring commercial uses and to offer effective transitions to nearby residential uses.

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The Pleasant Hill Commerce Park is the largest and newest Commerce Park under development in the Des Moines metropolitan area with pad sites available from 2 acre to 150 acres. At full development, the Park can accommodate nearly 2,000,000 SF of high cube warehouse/distribution, light and advanced manufacturing, corporate office and R&D space. The Park under development by Preferred Realty & Development is a state of the art complex ideally suited to the requirements of regional and national companies needing a highly functional, economic & low-cost facility.

The facility is centrally located in the state and region, providing superior one-day transportation to Omaha, Kansas City, Chicago, Minneapolis, and Milwaukee. The Pleasant Hill Commerce Park will be designed to accommodate US Foreign Trade Zone sub-zone requirements. It is the only development in the State of Iowa that is currently for lease with this standard. Foreign Trade Zones allow companies to defer, reduce or eliminate Customs duties on foreign products admitted into zones for storage, exhibition, processing, assembly or manufacturing.

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This form is required by the real estate laws of the State of Iowa.

DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge that Mike Macri III, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represents Preferred Realty Inc. & HB Capital Group, LLC or an affiliate thereof named below (hereinafter the “Client”) with respect to the sale or lease of the following property: Pleasant Hill Commerce Park

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

a) Place the client’s interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

a) To provide brokerage services to all parties in the transaction honestly and in good faith.
b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
c) To disclose to each party all material adverse facts that we know, except for the following:
   [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
   [3] Material adverse facts the disclosure of which is prohibited by law.
   [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

SELLER/LANDLORD: 

By__________________________________________ 
Title________________________________________ 
Date________________________________________

BUYER/TENANT: 

By__________________________________________ 
Title________________________________________ 
Date________________________________________