



MOHAVE

Tri-State Business Park

The One-Day Destination Logistics Park



Becknell Development, LLC
Balancing Cost & Quality

- *Picture the first professionally master-planned business park to be built in the Mohave Valley by a national development firm.*
- *Picture a clean, environmentally pristine greenfield site in the desert with excess water for heavy-volume users.*
- *Picture a contemporary logistics park with direct and immediate access to U.S. interstate highway system via I-40.*
- *Picture Class A industrial facilities at affordable prices.*
- *Picture modern state-of-the-art manufacturing, distribution, warehouse, processing, back-office, research-and-development, and other industrial facilities.*
- *Picture ready-to-go sites for large and small facilities from 50,000 square feet to 1,000,000 square feet with flexibility for future expansion.*
- *Welcome to Mohave Tri-State Business Park in Mohave County, Arizona.*



MOHAVE

Tri-State Business Park

The new Mohave Tri-State Business Park is master planned to satisfy the demand for modern, state-of-the-art industrial facilities serving the needs of Western regional, national and multi-national corporations. The park includes multi-tenant buildings and custom-designed build-to-suit facilities for purchase or lease. The first phase of 150 acres accommodates facilities from 50,000 square feet to 1,000,000 square feet for a total of 2,250,000 square feet of modern industrial space – and room to grow. The future Phase II offers an additional 145 acres for another 2,000,000 square feet.

Mohave Tri-State is being developed by Becknell Development, LLC, as a Class A business park that offers a competitive edge over industrial parks in Kingman, Los Angeles, Las Vegas and Phoenix. Among Becknell's infrastructure improvements are underground utilities, landscaping, on-site detention and signage. To assure the long-term quality and value of the park, Becknell has

established development covenants that control the design, construction materials and use of all park buildings.

To control project budgets and delivery timeframes, Becknell is using the modern method of “tilt-up” construction to develop Mohave Tri-State Business Park. In this process, concrete walls -- complete with steel reinforcing and insulation -- are poured in frames to cure on site, then tilted up and welded into place.

Abundant Water Supply

High-volume water users can access Mohave Tri-State Business Park's water rights through 12-inch water lines, which, according to the treaty within the Colorado River jurisdiction, allowing for seven acre feet or 2,275,000 gallons per acre per year, which is sufficient to support a bottling operation or manufacturing plant. In addition, there are on-site wells capable of supporting ESFR sprinkler systems in all Mohave Tri-State facilities.



The park's first facility is a 330,000 SF distribution center for Dallas, TX-based Freeman.



All dimensions and artist renderings are approximate and subject to change without notice. Please rely on current plans from Becknell Development for accurate information.

Great Location

Mohave Tri-State Business Park is located at the southeast corner of Vanderslice Road and Reservation Road (Route 4), one-half mile north of Courtwright Road in unincorporated Mohave County, Arizona. It is two miles east of Arizona Route 95 (Mohave Valley Highway) and 4.5 miles northeast of the Needles, CA, interchange at I-40.

Mohave Tri-State Business Park Features & Benefits

- All Mohave Tri-State roads are designed to state highway construction standards
- Dependable electric power provided by Mohave Electric Cooperative, Inc.
- Sewage-treatment service provided by Fort Mohave Tribal Utilities
- Telephone, cable, Internet, videoconferencing and other integrated telecommunications services provided by Frontier Communications
- High-speed fiber optic (DS3) service available
- T-4 data transmission service optional
- ESFR fire-safety sprinkler system in all buildings
- Clean, environmentally pristine greenfield development site
- Super access to the U.S. interstate highway system via I-40
- Facilities for single and multiple tenants
- Ready-to-go sites for build-to-suit facilities for sale or lease
- Positive business environment
- Innovative tilt-up concrete-panel construction facilitates timely deliveries and controls budgets
- Affordable prices, friendly negotiations and easy-to-read agreements



From the Park:

- Albuquerque, NM**
(532 miles: 7:20 hours)
- Bakersfield, CA**
(272 miles: 4:10 hours)
- Boise, ID**
(869 miles: 12:26 hours)
- Denver, CO**
(860 miles: 12:37 hours)
- Kingman, AZ**
(63 miles: 55 minutes)
- Flagstaff, AZ**
(210 miles: 2:57 hours)
- Fresno, CA**
(382 miles: 5:46 hours)
- Grand Junction, CO**
(618 miles: 8:55 hours)
- Idaho Falls, ID**
(742 miles: 10:43 hours)
- Oakland, CA**
(546 miles: 8:18 hours)
- Las Vegas, NV**
(111 miles: 1:50 hours)
- Long Beach, CA**
(271 miles: 4:07 hours)
- Los Angeles, CA**
(257 miles: 3:51 hours)
- Phoenix, AZ**
(245 miles: 3:43 hours)
- Provo, UT**
(488 miles: 7:05 hours)
- Reno, NV**
(558 miles: 9:17 hours)
- Sacramento, CA**
(559 miles: 8:28 hours)
- Salt Lake City, UT**
(532 miles: 7:47 hours)
- San Bernardino, CA**
(212 miles: 3:08 hours)
- San Diego, CA**
(318 miles: 4:47 hours)
- San Francisco, CA**
(557 miles: 8:31 hours)
- San Jose, CA**
(516 miles: 7:55 hours)
- Santa Fe, NM**
(592 miles: 8:12 hours)
- Santa Rosa, CA**
(604 miles: 9:13 hours)
- Sedona, AZ**
(235 miles: 3:38 hours)
- Tucson, AZ**
(360 miles: 5:31 hours)
- Yuma, AZ**
(201 miles: 3:25 hours)





Strategic Logistics Location

Mohave County is home to the Grand Canyon, one of the Seven Wonders of the World. With its colorful desert landscapes, crystal-clear waters, breathtaking mountain peaks, excellent weather, continued growth, and superb labor force, the county offers many opportunities that make it a unique place to visit, live, work and grow your business.

Immediate Interstate Access

Mohave Tri-State Business Park is located at the southeast corner of Vanderslice Road and Reservation Road (Route 4), one-half mile north of Courtwright Road and eight miles south of Bullhead City in unincorporated Mohave County, AZ. It is the first major master-planned industrial park in the Mohave Valley. The following highways are within close proximity of the park:

- 10 miles east of the I-40/I-95 interchange
- 9.6 miles southeast of the convergence of the tri-state borders of California, Nevada and Arizona.
- 4.5 miles northeast of the Needles, CA, interchange at I-40
- 2 miles east of Arizona Route 95 (Mohave Valley Highway)

It's not only where Mohave Tri-State Business Park is, but where you can get to easily and quickly that gives the park its strategic advantage. The major markets of Las Vegas, Los Angeles, San Diego and Phoenix are within a one-day drive. Distribution efficiency is further enhanced by Arizona's relatively uncongested interstate system.

Near Airports

The closest major airport serving the Tri-State Region is the Laughlin Bullhead International Airport in Bullhead City, which connects with national and international carriers. Regional service is also provided by Kingman Airport in Kingman with daily service to Phoenix and by the Lake Havasu City Airport in Lake Havasu with direct flights to Phoenix and Bullhead City.



Becknell Clients:

- Freeman
- Goodrich
- Nabisco, Inc.
- Owens & Minor
- Haworth Furniture
- Rockwell Automation
- Hoffman Productions LLC
- TRW Aeronautical Systems
- Staley General Transportation
- Kraft Foods North America
- Levy Home Entertainment
- Northrup Gruman
- TRW Automotive
- GDx Automotive
- Whole Foods
- Dawn Foods
- GenCor
- UBS

Development Team

Mohave Tri-State Business Park is the first industrial park in the Mohave Valley to be developed by a nationally recognized development firm. Becknell Development, LLC, is a privately held national real estate development and investment firm, based in Champaign, IL, with construction and design offices in Chicago. Founded in 1989, Becknell specializes in the development and the long-term ownership of industrial facilities nationwide. Currently the company has an ownership portfolio of 75 facilities comprising in excess of 6,000,000 square feet.

In 2005 Becknell entered the Arizona market with the purchase of land in Kingman for the development of a 200,000 square-foot distribution center for Hoffman Productions LLC, a tradeshow-exhibit manufacturer. This experience enabled Becknell to build a team of experienced and dependable professionals and contractors in all disciplines of development. It also convinced the company that the Arizona market was being underserved, so in 2007, the company began the development of Mohave Tri-State Business Park.

Becknell's approach to facility development is to assign responsibility for each project to a Becknell principal and to provide in-house expertise through affiliated firms specializing in architecture, project management, financial analysis, market research, legal, financing and other professional disciplines. The company has earned a reputation for its friendly negotiating style and its simple, easy-to-read agreements.

Becknell has developed corporate build-to-suit facilities for Fortune 500 and entrepreneurial corporations, many of which Becknell has developed multiple facilities, based on its ability to produce affordable, custom-designed facilities in a timely manner.



Whole Foods, Munster, IN



Nabisco, Irving, TX



Staley General, Munster, IN



Hoffman Productions, Kingman, AZ



TRW, Toledo, OH



Xten Industries, Kenosha, WI



Hanson Logistics, Hobart, IN



Kraft Foods, Orlando, FL



CRSA, Augusta, GA



Nabisco, Jacksonville, FL



NorthWind Crossings Building C, Hobart, IL



Haworth Furniture, McDonough, GA

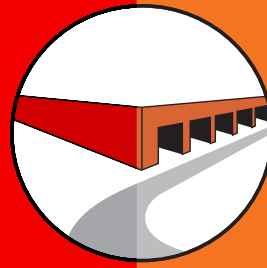


Northrop Grumman, Redondo Beach, CA



Excelsior, Hobart, IN





Becknell Development, LLC

Corporate Headquarters

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(217) 378-4933

Construction & Design

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Lyons, Illinois 60534
Contact: Paul Thurston
(708) 443-9300

Mohave Tri-State Business Park Development Team

Developer: Becknell Development, LLC

General Contractor: Hartrich Becknell Construction

Architect & Land Planner: Craig Kouri Architects Ltd.

Hartrich Becknell Construction

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Suite D
Lyons, IL 60534
Contact: Bob Thompson
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Craig Kouri Architects Ltd.

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Lyons, Illinois 60534
Contact: Craig Kouri
(708) 443-0300

Mohave County, Arizona

Demographics

Mohave County is strategically located in the northwestern corner of Arizona at the intersection of I-40 and US 93. It is bounded on the west by the Colorado River, Nevada and California; on the north by Utah; and on the east and south by Arizona.

The county was created by Arizona's first Territorial Assembly in 1864. Kingman has been the county seat since 1887. Today, according to the U.S. Census Bureau, Mohave County is one of the fastest growing counties in the United States. Between 2000 and 2007, the county's population grew 30 percent from 155,032 to 201,693, respectively. According to the Mohave County Economic Development Division, county population is projected to increase to 214,949 by 2009.

Geographically, Mohave County is the second largest county in Arizona. Although most of its 13,470 square miles are classified as desert, 186 square miles are water including

1,000 miles of shoreline along the Colorado River, Lake Mohave and Lake Havasu. It is also home to the western portion of Grand Canyon National Park, the Lake Mead National Recreation Area, and all of the Grand Canyon-Parashant National Monument.

Workforce

Companies at Mohave Tri-State Business Park benefit from the availability of Arizona's diverse workforce at competitive wages. The 2006 labor force in Mohave County was comprised of 89,750 workers, experienced in the county's major industries of trade, transportation and material moving; retail trade; mining and construction; education and health services; leisure and hospitality; manufacturing; public administration; finance and professional services.

The Mohave workforce is dependable, well educated, and well trained. There is a significant effort to hire and retrain people who bring talent and dedication to their

work. The diverse composition of Mohave County's workforce provides a wide range of perspectives that fuel the growth and prosperity of the county's economy.

Education & Training

The long-term economic strength of any state is measured by its emphasis on the education of its workforce. Higher-education four-year institutions that serve the Arizona area include:

- **Arizona State University** in Tempe with an enrollment of 58,782
- **University of Arizona**, main campus in Tucson and a extension office in Mohave County, with 36,805 students
- **University of Nevada** in Las Vegas with 27,912 students
- **Northern Arizona University**, main campus in Flagstaff and a satellite campus in Kingman, with an enrollment of 20,562

"Mohave Tri-State Business Park is the first large professionally planned industrial park in the county to be built by a national developer. The park is a great addition to our market, and we believe it will be the ice-breaker for more commercial development and more jobs in the county."

Tom Sockwell

Vice-Chairman

Mohave County Board of Supervisors

