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City of San Leandro  
835 East 14<sup>th</sup> Street  
San Leandro, CA 94577

Dear Members of the San Leandro Board of Zoning Adjustments,

On behalf of the development team for 2756 Alvarado we are looking forward to the hearing to review our project application on March 1, 2018. Together with City staff and the City's environmental consultant, Rincon, we have worked collaboratively to create a modern industrial facility that is both functional for the market, as well as architecturally pleasing. The area surrounding 2756 Alvarado is predominantly older industrial buildings, and we are excited to redevelop the property into a vibrant industrial facility that will be a catalyst for other similar projects in the area.

### **Background**

The City's CEQA consultant, Rincon, has assembled a thorough Initial Study-Mitigated Negative Declaration which we have carefully reviewed, and we agree with all the findings and recommended mitigation measures. Furthermore, staff has brought forth a number of constructive suggestions to improve the design of the project, which we have incorporated into our final project proposal. Since acquisition of the property in October 2016, we have gradually reduced the occupancy of the property in anticipation of redeveloping the property. There is one remaining tenant, Mr Plastics, whose lease expires in December 2018, and our preference, upon expiration of this last lease, would be to demolish the existing structures and immediately commence with redevelopment of the property. Because of the remaining lease at the property, we have undertaken our planning application to redevelop the property on a speculative basis, meaning we do not have a specific tenant identified for the property. The expected availability of the proposed building for occupancy would be late in 2019. For this reason, we have not marketed the proposed project in any way in the market and would not plan to do so until late 2018.

### **Applicant Request to Amend Proposed Conditions of Approval**

The reason for this supplemental letter is our concern with one specific recommended Condition of Approval – Section II, bullet point B. The language in this section recommends approval of a Conditional Use Permit for warehouse-storage and warehouse-wholesale/retail distribution uses that *are "accessory to other permitted industrial uses"* and specifically states that the site *"shall not be primarily warehouse-storage or warehouse-wholesale/retail distribution"* without a CUP. This language is inconsistent with both our application and Project Description and Marketing Plan. This language is also inconsistent with that approved for at least two other speculative industrial projects approved by San Leandro's Board of Zoning Adjustments in 2017 - 100 Halcyon Way and 2000 Marina Boulevard.

The approved language for those two projects reads: *“This Conditional Use Permit approves the use of Warehouse-Storage Facilities; Warehouse-Wholesale/Retail Distribution Facilities; Vehicle/Equipment Repair, General; Vehicle/Equipment Repair, Limited; and Vehicle/Heavy Equipment Rentals on the subject property, as defined by the City of San Leandro Zoning Code.”*

Our original April 2017 application and Project Description and Marketing Plan requested the identical language approved for the 2000 Marina Way project, and, upon discussion with staff, our revised Project Description and Marketing Plan dropped references to all conditionally permitted uses except Warehouse-Storage and Warehouse-Wholesale/Retail Distribution. The purpose of this letter is to request that the Board of Zoning Adjustments approve our project with amended language consistent with our original application and that approved for the 2000 Marina Blvd and 100 Halcyon projects (as it relates to Warehouse-Wholesale/Retail Distribution only).

### **Creation of a Win-Win Outcome**

We believe the proposed project reflects a best in class industrial facility that will revitalize a long-underutilized property. Anticipated use categories include: Manufacturing, Advanced Manufacturing, Logistics & Distribution (both direct and 3<sup>rd</sup> Party), Food & Beverage and Consumer Durables. All of these businesses will bring more and higher skilled jobs to San Leandro. In addition to meeting the needs of the current market, the project is designed to have enduring value to the marketplace through future generations of tenants.

While the proposed building will be more functional for modern business than the current building, a “case-by-case” conditional use permit process for logistics and distribution tenants will limit the universe of tenants who will view our building as a viable option for their occupancy needs. The current building is subject to a broader set of permitted uses, and the discussion around a more limited set of uses is triggered by our desire to demolish and redevelop the property. If faced with a decision to own a more modern building with limited marketability, or rehab and lease the current building, as of right under the applicable zoning with permitted uses that include warehouse-storage and warehouse-retail/wholesale distribution, we will pursue the latter option. We wish to be clear that our strong preference would be to redevelop the property with an expanded set of permitted uses, as our peers and competitors have been recently approved to do. We think this is an outcome that most benefits all stakeholders, most specifically the City of San Leandro. While we do not know who our tenant would be, we can certainly say that without modern Class A facilities to choose from, fewer tenants will choose to expand or re-locate to San Leandro.

### **City Concerns Have Been Addressed**

The purpose of laying out our concerns is not to minimize or discredit what we believe are the City’s two concerns with allowing a broader set of permitted uses, (a) the desire to specifically attract high paying skilled jobs to the City, and (b) the impact to City streets and surrounding occupants from heavy truck traffic. We recognize the creation of skilled, high-paying jobs, and a built environment that is attractive and environmentally harmonious amongst various residential and commercial uses is a virtuous circle that lifts all residents and property owners in San Leandro. Our wish is to create a project the City is happy with, while not us at such a competitive disadvantage that we are better off staying with the current facility.



To that end, we would like to submit for the BZA's consideration, the following points for its consideration as part of its review of the entire project:

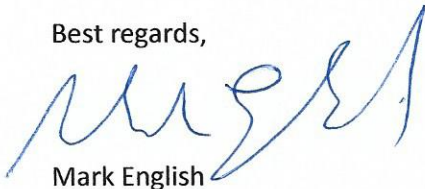
1. The Proposed Project Appeals to Manufacturing and Vertically Integrated Businesses That The City of San Leandro Wishes to Attract, specifically:
  - a. The infrastructure is designed with abundant electrical power, 2000 amps with the ability to expand to 4000 amps, suitable for a manufacturing use with heavy power requirements.
  - b. Two exterior break areas are provided one at the north west corner and one at the north east corner. These break areas provide an area for employees to enjoy their time under cover and among landscaping in the beautiful bay area weather. The break areas also provide for additional visual interest with additional materials and shadows.
  - c. A mezzanine, useful to higher office component tenants, will be built into one corner of the building as part of the base building spec. A second mezzanine can be built at the second potential office location should the building be demised or a single tenant wish to build more office space.
  - d. The north west corner is proposed with a vibrant blue metal panel which provides for a distinctive design for the most prominent corner of the site while also providing an identifiable office entrance.
  - e. Landscape area is in excess of 15% versus 5% required by code
  - f. Lighting is designed to provide a secure nighttime environment, while also not creating a light island
  - g. Our proposed project includes 21 dock doors. Expressed in terms of ratio of doors to square feet, this is 7,619 square feet of interior space per dock door. Industrial facilities vary greatly, but this ratio is on the low end of industry averages and is significantly lower than recent projects approved in San Leandro. The building is absolutely functional for all types of users but is shaded towards users with an emphasis on maximizing the use of the internal space rather than high turnover of inventory.
  - h. The city required parking ratios are provided, 1/300 for office and 1/1500 for industrial. The required parking is provided. It is our understanding that recent projects requested a variance for reduced parking, we are requesting no such variance.
  - i. The ideal distribution facility includes extensive long parking stalls for trailer parking. To achieve this at 2756 Alvarado site, we would have had to reduce the width of the building (as measured from Aladdin). Instead we chose a proposed building with more interior space, and no trailer parking aside from that immediately in front of the dock doors. Exhibit A attached hereto is a plan overlay of what an optimal distribution or fulfillment use would desire for a site plan.
  
2. The City undertook an extensive environmental analysis of the proposed project, and specifically traffic impacts. The report, specifically Page 79 of the IS-MND, cites either "no impacts" or "less than significant impacts" from the projected incremental traffic generated by the project. At the city's request, TJKM prepared both warehouse use and advanced manufacturing traffic forecasts, and the overall traffic impacts from advanced manufacturing, which we believe the city would most like to see as the use, generates significantly more traffic than warehouse uses. Furthermore, the project design incorporates specific design features that mitigate some of the impacts of general industrial use generated traffic, examples include:

- a. Dock Doors (and the trucks they service) are fully shielded from Alvarado and Aladdin Streets by virtue of their location and pop out office nodes that bracket the truck yard.
- b. Passenger vehicle parking areas are fully landscaped and broken up into smaller islands that effectively prevent their use as spill over truck and trailer parking, as is being done at several other properties in San Leandro.
- c. The site contains extensive mature trees along both street frontages, and our proposed development plan includes keeping almost all of those trees. It may take 10-15 years for new trees to mature, and we have observed other projects where the eventual softening of the boundaries between industrial and residential/commercial uses is limited up front due to the planting of young trees.

In summary, we believe we, and the entire team involved in this effort, have developed an attractive project that will appeal to the industrial market, and will promote the city's economic goals. As it relates to the prospective use of the facility, we believe the project design will appeal to a wide range of users, and most specifically those uses that bring good paying skilled jobs to the City. It would seem that we have a win-win opportunity that doesn't require the Applicant to expose itself to a market scenario where, for whatever reason, the universe of prospective tenants under the categories of permitted uses is thin, and prospective tenants under conditionally permitted uses would be subject to a costly and uncertain occupancy application process.

In advance, we thank the BZA for its time and consideration.

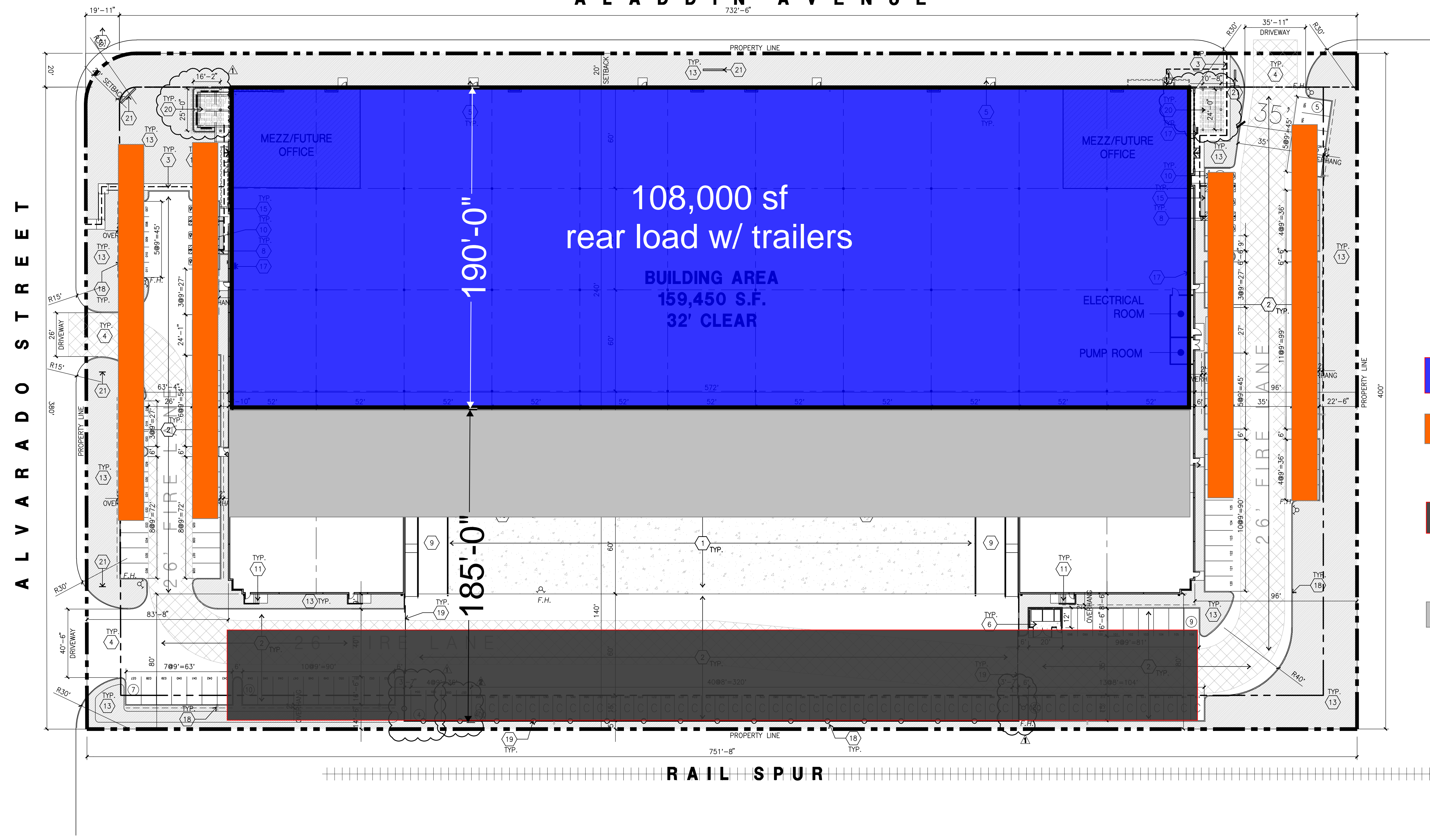
Best regards,

A handwritten signature in blue ink, appearing to read 'Mark English', written in a cursive style.

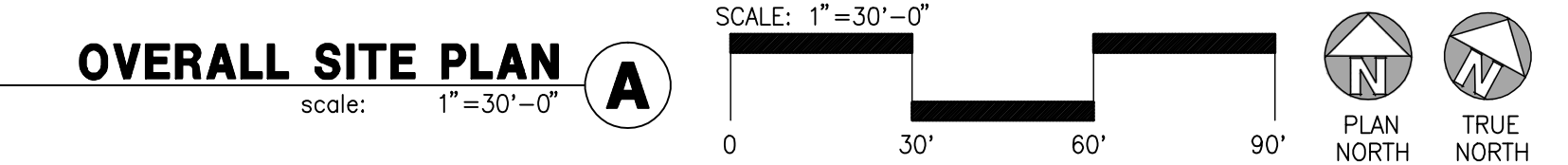
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**ALADDIN AVENUE**



- building
- auto parking
- trailer parking
- truck dock



**PROJECT INFORMATION**

**Owner/Applicant**  
IPT ACQUISITIONS LLC  
4675 MACARTHUR COURT, SUITE 625  
NEWPORT BEACH, CA 92660  
PHONE: (949) 862-2113  
FAX: (949) 863-0851  
CONTACT: JUN LEE

**Project Address**  
2756 ALVARADO STREET  
SAN LEANDRO, CA

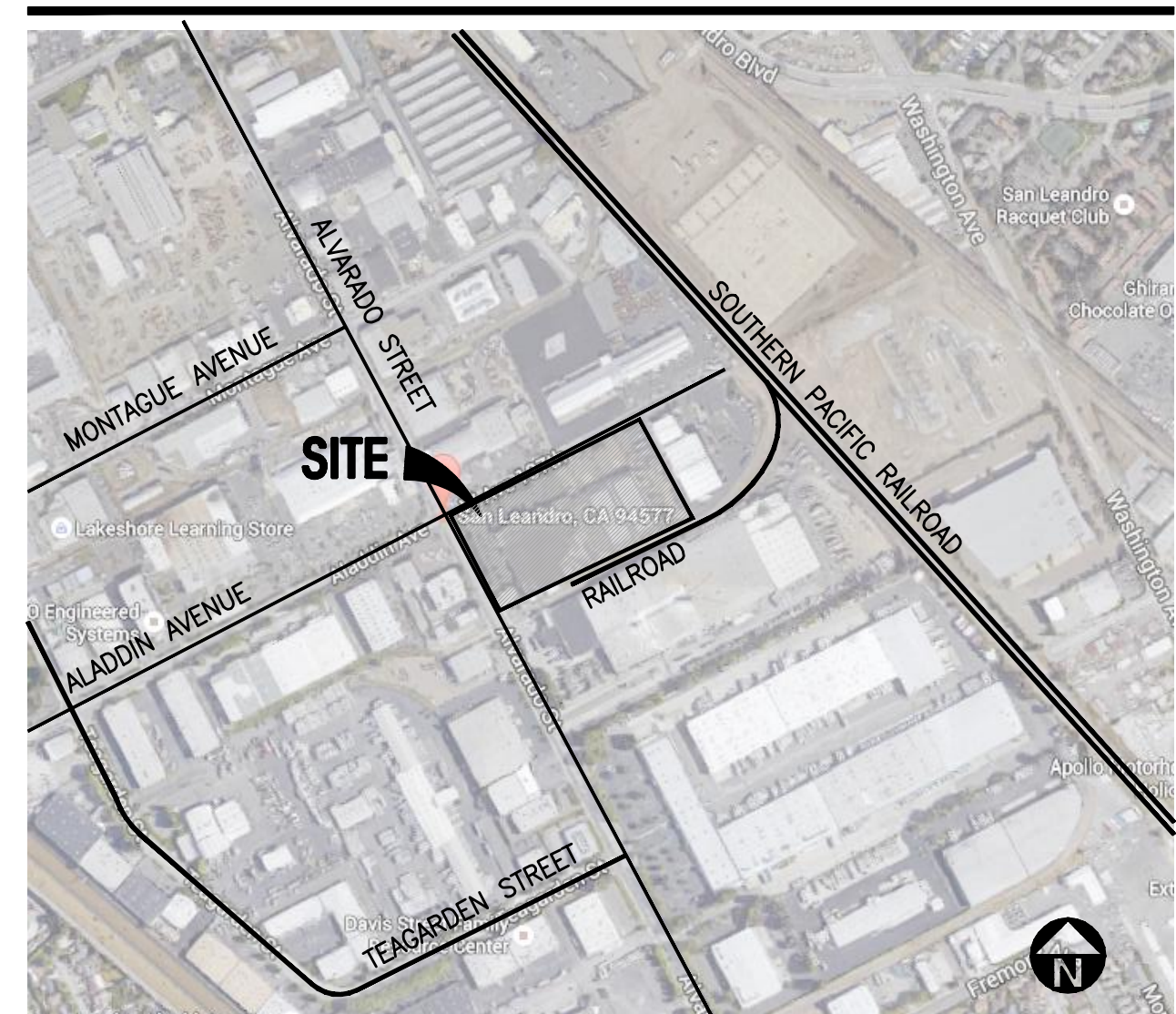
**Zoning**  
ZONING INDUSTRIAL DISTRICT

**Assessors Parcel Number**  
778-880-14

**Construction Type**  
CONCRETE TILT-UP BUILDING  
BUILDING OCCUPANCY: S-1/B OFFICE & WAREHOUSE  
CONSTRUCTION TYPE: III-B

**Code Analysis**  
2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA FIRE CODE  
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

**VICINITY MAP**



**PROJECT DATA**

<b>BUILDING AREA</b>	10,000 s.f.
Office	10,000 s.f.
Mezzanine	139,450 s.f.
Warehouse	159,450 s.f.
<b>TOTAL</b>	53%
<b>COVERAGE</b>	75%
<b>MAXIMUM LOT COVERAGE ALLOWED</b>	
<b>AUTO PARKING REQUIRED</b>	67 stalls
1/300 for office	93 stalls
1/1,500 for warehouse	160 stalls
<b>TOTAL</b>	220 stalls
<b>AUTO PARKING PROVIDED</b>	103 stalls
Standard (8' x 18.5')	58 stalls
Compact (8' x 15') max 35%	8 stalls
Accessible stalls incl. 2 van	165 stalls
<b>TOTAL</b>	221 stalls
<b>TRAILER PARKING/DOCK DOOR BIKE PARKING PROVIDED</b>	21 spaces
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	17 spaces
Height: 35' (Basic)	
A maximum building height of fifty feet may be approved by the Zoning Enforcement Official	
<b>MAXIMUM FLOOR AREA RATIO</b>	
FAR: 1	
<b>ZONING ORDINANCE FOR CITY</b>	
Zoning Designation - G (Industrial General)	
<b>SETBACK REQUIREMENT</b>	
(see site plan for provided setback)	
Front / corner = 10' Min. for 20 ft. high bldg.	
Add 1 ft. for every additional 2 ft. in height	
10' min plus 10 ft. for add 20 ft. in height = 20'	
side - 0'	
rear - 0'	

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" & "C" DRAWINGS.
- 5 5'-6" X 5'-6" X 4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 SLOPE TO BE 1/4" : 12" MAX.
- 7 PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 8 PROPOSED LOCATION OF TRASH ENCLOSURE PER CITY STANDARD
- 9 NOT USED
- 10 TRUNCATED DOME.
- 11 CONCRETE RAMP TO THE BUILDING.
- 12 PRE-CAST CONCRETE WHEEL STOP
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- 16 HANDICAPPED ENTRY SIGN
- 17 HANDICAPPED PARKING STALL SIGN
- 18 CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H
- 19 BIKE RACK
- 20 EXTERIOR PARKING LIGHT POLE.
- 21 8' HIGH BLACK VINYL COATED CHAIN LINK FENCE & GATE
- 22 OUTDOOR BREAK AREA
- 23 PROPOSED LOCATION OF SIGNAGE

**SITE PLAN GENERAL NOTES**

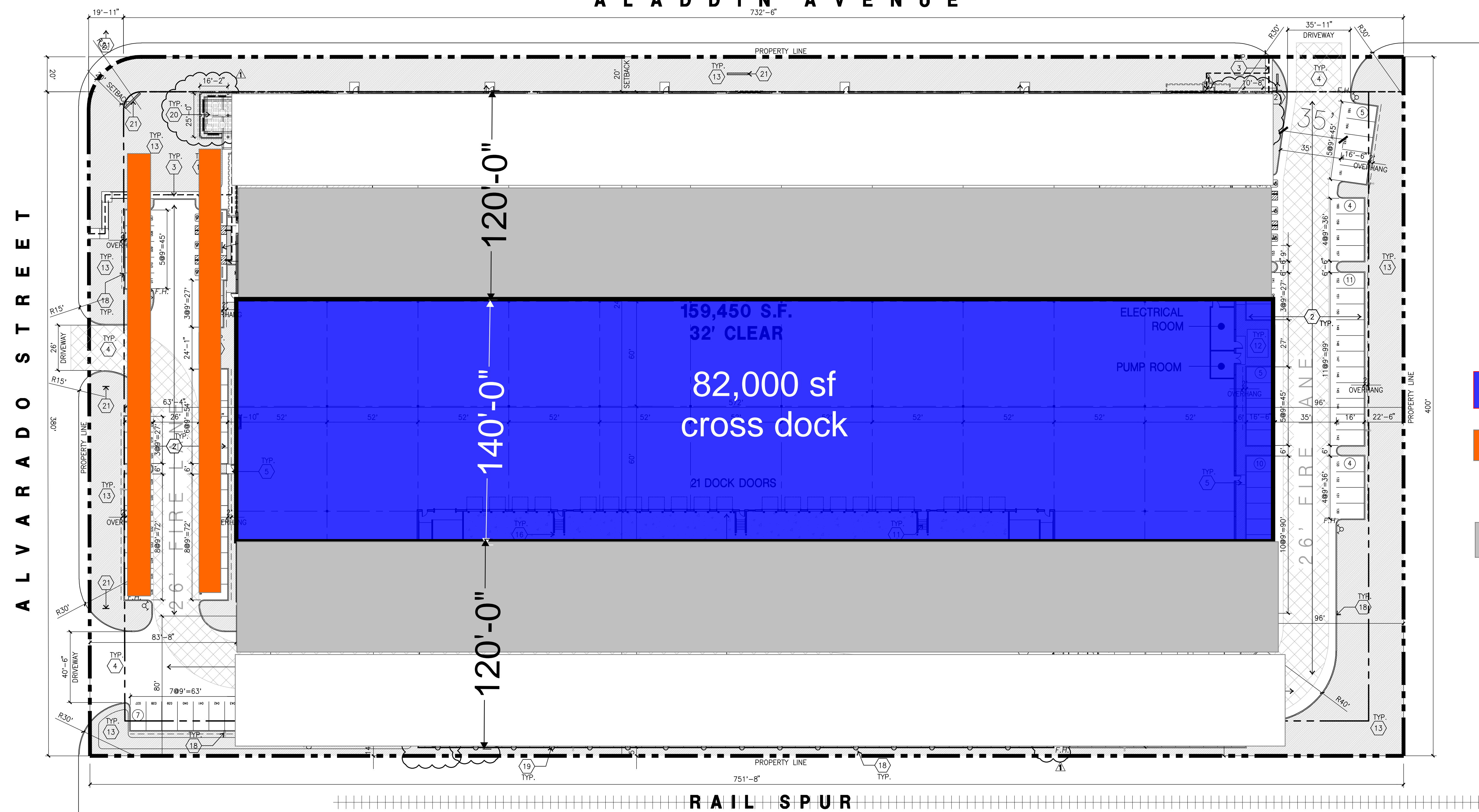
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12. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
13. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

**SITE LEGEND**

- C COMPACT PARKING STALL 8'-0" X 15'
- AC PAVING - SEE "C" DRWG. FOR THICKNESS
- CONCRETE PAVING
- LIGHT POLE SEE PHOTOMETRIC PLAN FOR ADD. INFO.
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION SEE CIVL PLAN FOR ADD. INFO
- 26' WIDE FIRE LANE
- STANDARD PARKING STALL (9' X 18.5')
- ACCESSIBLE PARKING STALL (9' X 18')
- VAN ACCESSIBLE PARKING STALL, 12' X 18' + 5' W ACCESSIBLE AISLE
- PARKING STALL W/O.H
- ACCESSIBLE PATH OF TRAVEL

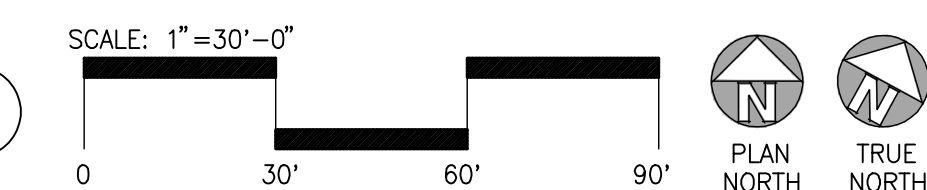


**ALADDIN AVENUE**



- building
- auto parking
- truck dock

**OVERALL SITE PLAN**  
scale: 1"=30'-0"



**PROJECT INFORMATION**

**Owner/Applicant**  
IPT ACQUISITIONS LLC  
4675 MACARTHUR COURT, SUITE 625  
NEWPORT BEACH, CA 92660  
PHONE: (949) 862-2113  
FAX: (949) 863-0851  
CONTACT: JUN LEE

**Project Address**  
2756 ALVARADO STREET  
SAN LEANDRO, CA

**Applicant's Representative**  
HPA, INC.  
383 4TH STREET - STE. 101  
OAKLAND, CA 94607  
PHONE: (949) 862-2113  
FAX: (949) 863-0851  
CONTACT: JUN LEE

**Zoning**  
ZONING INDUSTRIAL DISTRICT

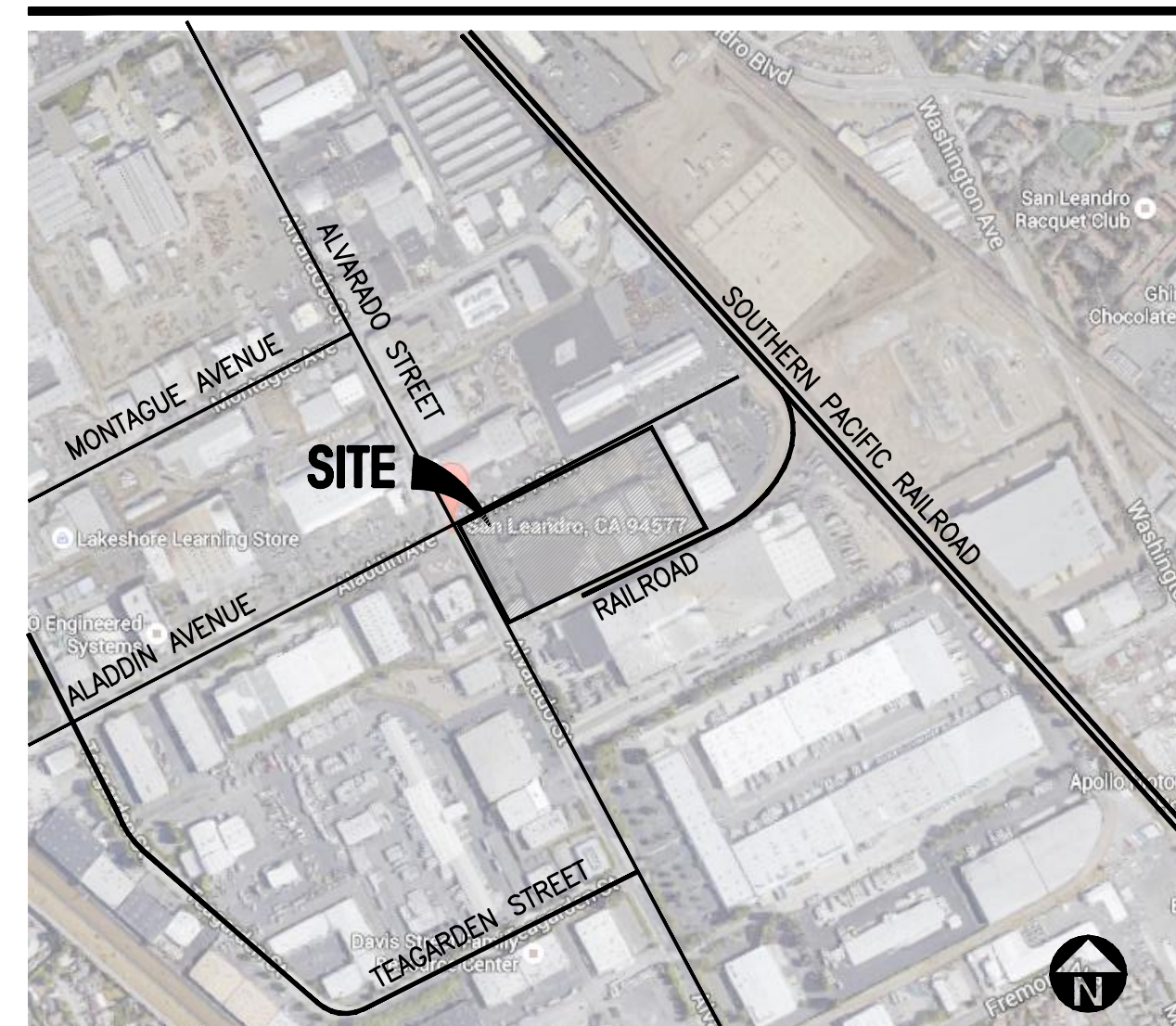
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**VICINITY MAP**



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<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	17 spaces
Height: 35' (Basic)	
A maximum building height of fifty feet may be approved by the Zoning Enforcement Official	
<b>MAXIMUM FLOOR AREA RATIO</b>	
FAR - 1	
<b>ZONING ORDINANCE FOR CITY</b>	
Zoning Designation - G (Industrial General)	
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**SITE LEGEND**

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	AC PAVING - SEE "C" DRWG. FOR THICKNESS		ACCESSIBLE PARKING STALL (9' X 18')
	CONCRETE PAVING		VAN ACCESSIBLE PARKING STALL, 12' X 18' + 5' W/ ACCESSIBLE AISLE
	LIGHT POLE SEE PHOTOMETRIC PLAN FOR ADD. INFO.		PARKING STALL W/O.H
	PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION SEE CIVL PLAN FOR ADD. INFO		ACCESSIBLE PATH OF TRAVEL
	26' WIDE FIRE LANE		



## Project Description & Marketing Plan

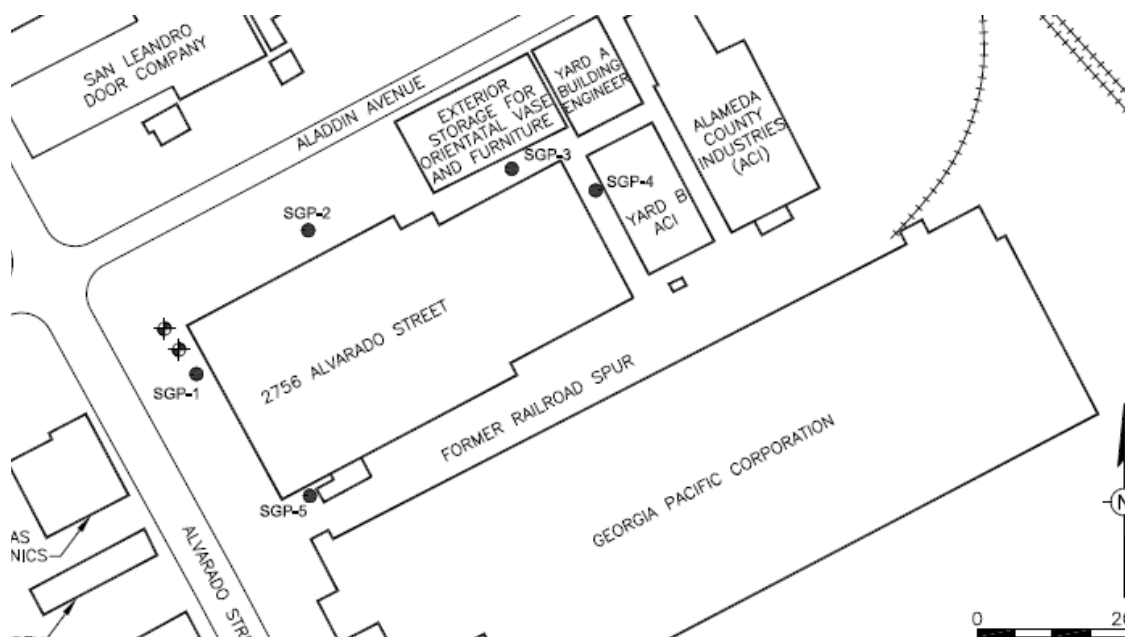
Re-Submitted by: IPT

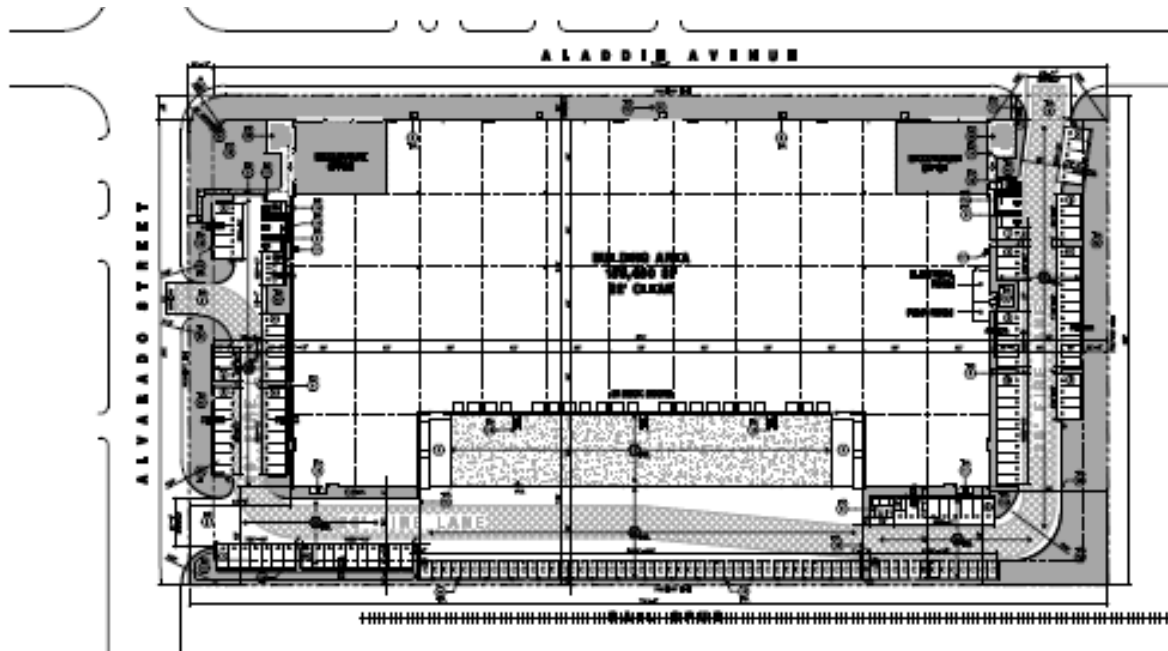
June 19, 2017

2756 Alvarado Street in San Leandro, CA is a 6.9-acre parcel currently improved with three attached warehouse buildings, the first build in 1957, and two additions built in 1963. The buildings together total 133,994 square feet. The property’s original use was as a metal can manufacturing and storage facility until 1994 when it was purchased from US Can Company and converted to its present configuration. The buildings are currently occupied by six different tenants who use the property primarily for general warehousing, outdoor storage and retail activities.

The proposed redevelopment of the property is designed to reposition the property as a modern facility that will appeal to technologically-oriented manufacturing and logistics companies demanding multi-faceted operational capabilities and that enable those companies to attract skilled workers with a high image, comfortable work environment. The current improvements are functionally obsolete for these types of companies. Specifically: (a) the dated appearance of the buildings precludes it from consideration by tenants seeking to establish a corporate image at their facilities, or from attracting skilled labor, (b) the buildings are not insulated and lack the minimum features that would qualify as modern or comfortable, either by industrial/warehouse space, or as office/R&D space, (c) site circulation for both passenger and commercial vehicles conflicts and restricts the number and type of commercial vehicle access, (d) the availability of docking facilities, and their orientation towards the building interiors for commercial trucks limits operational efficiency, (e) limited clear height and the choppy building geometry resulting from the incremental development of the space further exacerbates the operational limitations of the building.

Below are site plans for the existing buildings and proposed redevelopment plan – provisionally named Alvarado Commerce Center (ACC).





The proposed redevelopment plan is designed to appeal to modern companies looking for a facility that is flexible and can deliver an attractive working environment and the infrastructure to support technology intensive manufacturing and logistics activities. IPT is also committed to playing a leading role in environmentally responsible development. Specific features highlighting these design aims include:

1. Up to 20,000 square feet of employee-friendly office/R&D space that provides conditioned comfort, easily accessible parking and/or public transportation and abundant natural light which aids employers recruiting from a highly-skilled and competitive labor pool.
2. Attractive landscaping and an outdoor amenity area to create a high image corporate environment and break space for employees.
3. Multiple potential office locations which maximize opportunities for corporate identity and flexibility to appeal to multiple tenants.
4. Ample employee/visitor parking – 166 parking spaces for passenger vehicles which can accommodate a mix of office, industrial and warehouse uses, with flexibility to convert truck parking to additional passenger vehicle parking. Additionally, 17 bike parking spaces have been provided.
5. Truck Parking features 21 dock high truck trailer parking positions. Truck parking is sited mid-building to provide maximum flexibility for multiple tenants and/or a mix of uses within the building.
6. Multiple points of site access (off Alvarado and Aladdin) with dedicated commercial and passenger vehicle circulation to minimize overlap.



7. Nearly 140,000 square feet of ample clear height manufacturing and logistics space which can accommodate the R&D, production, assembly and storage requirements of advanced manufacturing and logistics companies.
8. LEED/Green building features:
  - a. Above standard skylight count provides enhanced natural light within the building and minimizes daytime energy requirements
  - b. Solar-ready roof (at tenant discretion)
  - c. Water efficient landscaping and recycling facilities to promote resource efficient tenant operations
9. Capacity to deliver up to 4,000 amp electrical service at multiple locations within the building; conduit to deliver natural gas
10. High image architectural features along Alvarado / Aladdin frontage - extensive glazing at Alvarado / Aladdin corner, parapet articulation, varied color and material finishes, and clearstory glazing along street frontages
11. Immediate connectivity to San Leandro Lit (the Lit system expansion along Alvarado was completed in 2015) to provide tenants a competitive business advantage through high speed internet and telecommunications connectivity
12. Free public transportation connectivity to BART via San Leandro Links (stops located 1-block in either direction). In addition, the Applicant anticipates relocating and upgrading the existing decommissioned AC Transit bus stop that sits on Alvarado Street in front of the project site.

Members of the development team have met with the Chief Innovation Office of San Leandro – Debie Acosta – and are following up on ways to further integrate our project into the City’s energy and technology initiatives, and are excited by the opportunity this presents for the project and our future tenants.

### **Anticipated Uses for Alvarado Commerce Center**

The redevelopment proposal has been crafted assuming the project is built on a speculative basis, meaning a specific end user(s) has not yet been identified. The building features noted above, from passenger and commercial vehicle circulation and parking, to the multi-functionality of the buildings themselves as office, R&D, manufacturing and logistics facilities, and the high image architectural features, all ensure that the building can help employers attract the talent required to operate technologically advanced facilities, and serve technology-oriented manufacturing and logistics uses. Examples of industries currently in San Leandro, or actively looking for space in the market, and to which the building has been designed include: food, manufacturing, cleantech assembly, digitization/technology, fulfillment and wholesale trade distribution.

The City of San Leandro’s zoning regulations list a number of Permitted and Conditionally Permitted Uses. The following summary table lists all of the permitted and conditionally permitted uses, with those uses not anticipated for ACC stricken.



# Permitted Use	# Conditionally Permitted Use
1 Accessory Uses	1 Accessory Uses
2 Adult-oriented businesses	2 Animal boarding
3 Ambulance Services, Emergency	3 Bars
4 Ambulance Services, Non-Emergency	4 Corporation yards
5 Artists' Studios	5 Cultural institutions
6 Automobile parts sales	6 Dance clubs
7 Building materials and services	7 Drive up facilities
8 Business services	8 Drugstores
9 Business and trade schools	9 Farmer's markets
10 Catering Services	10 Fast-food establishments, large scale
11 Communications facilities	11 Furniture, electronics and appliance sales
12 Emergency Health Care	12 Game centers
13 Equipment sales	13 Industrial transfer/storage/treatment facilities for hazardous waste
14 Financial institutions, Retail	14 Industry, hazardous materials or hazardous waste
15 Food processing, general	15 Massage therapy
16 Food processing, limited	16 Medical marijuana dispensary
17 Government offices	17 Public safety facilities
18 Health and fitness centers	18 Public storage
19 Home improvement and interior decoration	19 Recycling facilities, heavy processing
20 Industry, custom	20 Residuals repositories for hazardous waste
21 Industry, general	21 Service stations
22 Industry, limited	22 Small scale transfer and storage facilities for hazardous waste
23 Industry, research and development	23 Supermarkets
24 Laboratories	24 Transfer station
25 Maintenance and repair services	25 Trucking terminals
26 Marine sales and services	26 Utilities, major
27 Medical supply stores	27 Vehicle/Equipment repair, general
28 Nurseries	28 Vehicle/Equipment repair, limited
29 Offices, business and professional	29 Vehicle/Heavy equipment dealers, used
30 Parcel processing and shipping centers	30 Vehicle/Heavy equipment Rentals
31 Pre-existing residential uses	31 Vehicle storage
32 Retail sales, big box	32 Warehouse - storage facilities - new & >10,000 SF expansion
33 Telecommunications	33 Warehouse - Wholesale/Retail distribution facilities - new & >10,000 SF expansion
34 Utilities, minor	
35 Vehicles/Heavy Equipment Dealer, New	
36 Warehouse storage facilities - existing & <10,000 SF expansion	
37 Warehouse - Wholesale/Retail Distribution Facilities - existing & <10,000 SF expansion	

Of the thirty-two conditionally permitted uses, the majority are not suited to the proposed project. The two uses requested for inclusion in the project-specific CUP (#a 32 and 33) have the common denominator of being direct or ancillary to enterprise focused on production, assembly, and movement/logistics of consumer retail goods, production materials (metals, plastics, etc.) and/or industrial equipment. Of the thirty-seven permitted uses, a number are also possible for the proposed redevelopment project, and in nature are similar to the requested conditionally permitted uses. Those permitted uses have been highlighted in light grey.

Many of the companies that will be the target occupants for ACC are dynamic businesses that employ advanced technology in the operation of their businesses, and demand multi-functionality out of the facilities they occupy. A typical business may simultaneously require:

- office space for administrative and corporate functions
- conditioned space for the storage, assembly and R&D activity
- large scale open space for logistics, assembly and/or manufacturing equipment
- large scale warehouse space for storage of goods and materials
- dock high and roll up doors for multi-modal inbound and outbound transportation of goods



- building architecture and finishes that provide a high profile corporate image

In summary, IPT is proposing to take an outdated industrial facility and redevelop the property into a multi-functional space oriented towards advanced manufacturing and/or logistics companies. The benefits of the project for all stakeholders include:

- Upgrade of existing commercial stock from relatively static and low intensity uses to technologically-oriented business that offer more jobs than traditional warehouse and manufacturing companies
- Offer more Class “A” manufacturing and distribution space to both attract new companies, and facilitate the expansion of existing companies, and the higher paying and skilled jobs they create
- Generates near term construction-related economic benefits, and sustainably increases the property tax base
- Development of environmentally-conscious facilities that minimize water and electricity consumption and encourages use of alternate means of transportation via direct access to