

**PHASE 1
(FULLY LEASED)**
± 629,186 SF
FFE 169.00

PHASE 2
± 559,480 SF
FFE 164.00

**PHASE 3
(DEAL PENDING)**
± 570,000 SF
FFE 157.00

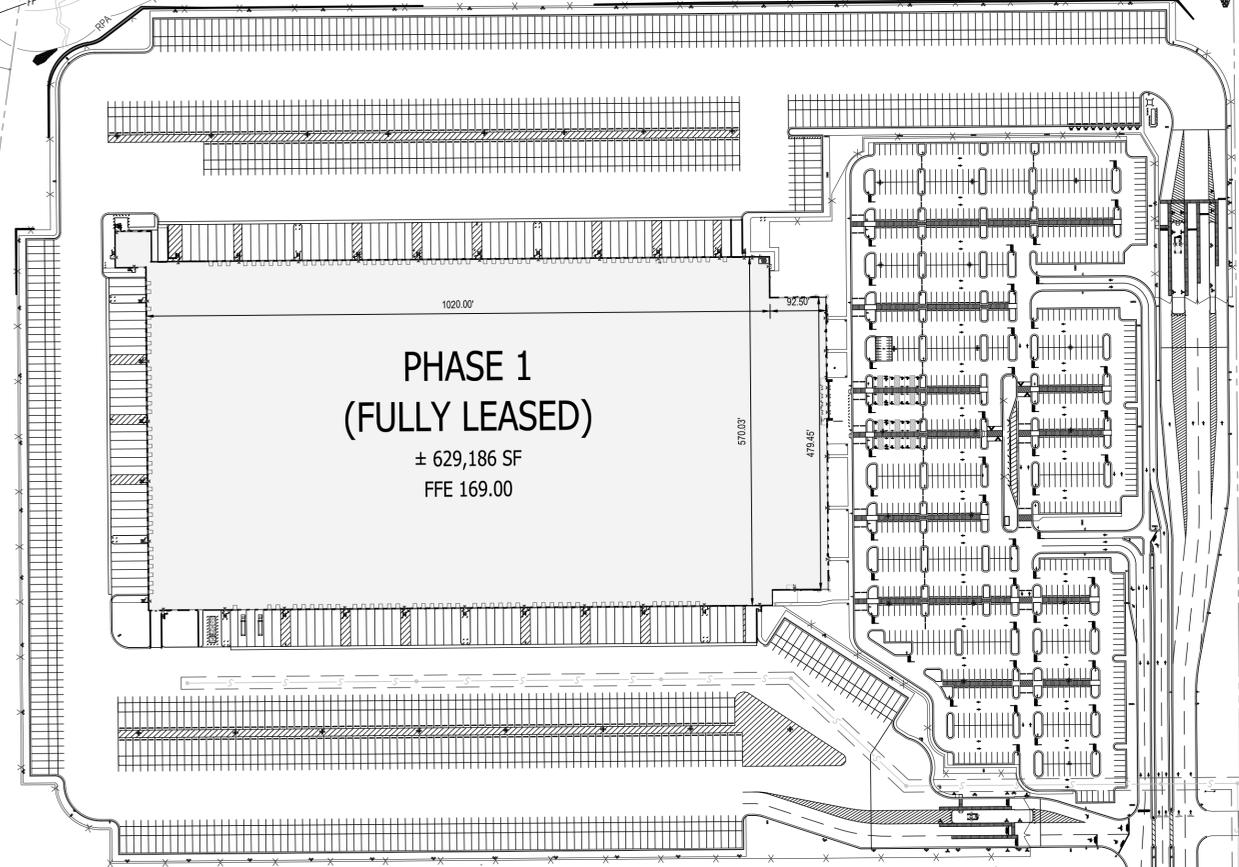
PHASE 4
± 110,000 SF
FFE 158.00

PHASE 5
± 536,000 SF
FFE 123.00

PHASE	BUILDING AREA (SF)	ASSOCIATE PARKING	LOADING DOCKS	TRAILER DROP SPOTS
1	629,186	960 (24 ADA)	142	618
2	559,480	563 (14 ADA)	114	156
3	570,000	502	119	70
4	110,000	119	36	133
5	536,000	272	145	216



PHASE 1 (FULLY LEASED)
BUILDING AREA: 629,186
ASSOCIATE PARKING: 960 (24 ADA)
LOADING DOCKS: 142
TRAILER DROP SPOTS: 618



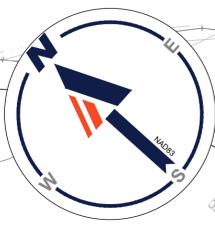
CENTREPORT PARKWAY
ROUTE 8900

CONCEPT PLAN NOTES

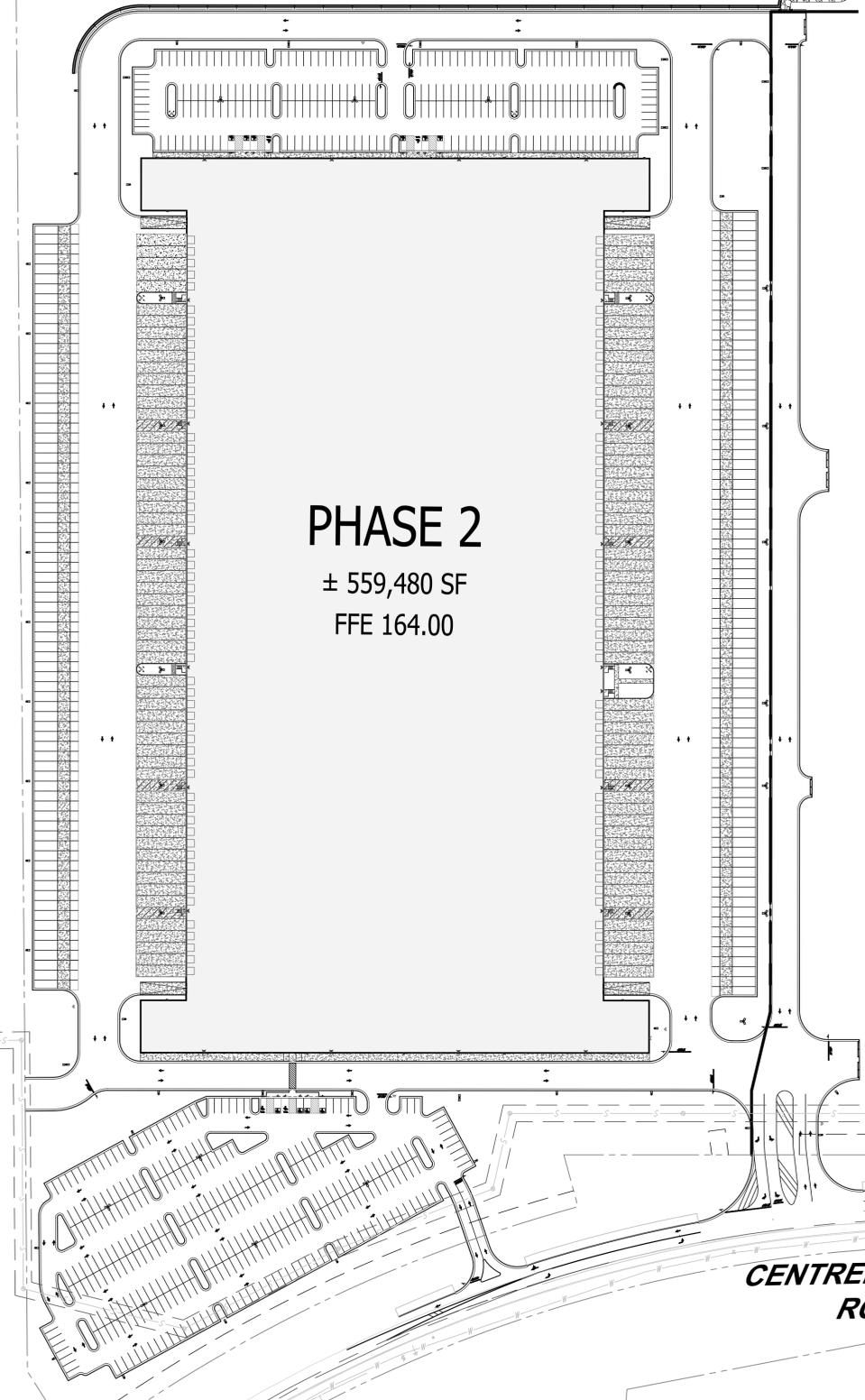
1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

(Rev. 1/2020)

H:\21821541\CADD\DRAWINGS\EXHIBITS\202029 - SITE LAYOUT\EXHIBITS\ALL SITE LAYOUTS...LAYOUT: PHASE 1



PHASE 2
BUILDING AREA: 559,480 SF
ASSOCIATE PARKING: 563 (14 ADA)
LOADING DOCKS: 114
TRAILER DROP SPOTS: 156



PHASE 2
 ± 559,480 SF
 FFE 164.00

CENTREPORT PARKWAY
ROUTE 8900

CONCEPT PLAN NOTES

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(Rev. 1/2020)

H:\21\82154\CADD\DRAWINGS\EXHIBITS\20829 - SITE LAYOUT EXHIBITS\ALL SITE LAYOUTS\...LAYOUT: PHASE 2



PHASE 3 (DEAL PENDING)
BUILDING AREA: 570,000
ASSOCIATE PARKING: 502
LOADING DOCKS: 119
TRAILER DROP SPOTS: 70

**PHASE 3
 (DEAL PENDING)**
 ± 570,000 SF
 FFE 157.00

**CENTREPORT PARKWAY
 ROUTE 8900**

**CENTREPORT PARKWAY
 ROUTE 8900**

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(Rev. 1/2020)

H:\21\2154\CADD\DRAWINGS\EXHIBITS\202029 - SITE LAYOUT EXHIBITS\ALL SITE LAYOUTS...-LAYOUT- PHASE 3



CENTREPORT PARKWAY
ROUTE 8900

PHASE 4
± 110,000 SF
FFE 158.00

PHASE 4
BUILDING AREA: 110,000 SF
ASSOCIATE PARKING: 119
LOADING DOCKS: 36
TRAILER DROP SPOTS: 133

CONCEPT PLAN NOTES

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(Rev. 1/2020)

H:\21\21154\CAD\DRAWINGS\EXHIBITS\202029 - SITE LAYOUT EXHIBITS\ALL SITE LAYOUTS ---->LAYOUT: PHASE 4



CENTREPORT
ROUTE 8900

PHASE 5
BUILDING AREA: 536,000
ASSOCIATE PARKING: 272
LOADING DOCKS: 145
TRAILER DROP SPOTS: 216

CENTREPORT PARKWAY
ROUTE 8900

PHASE 5
± 536,000 SF
FFE 123.00

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