

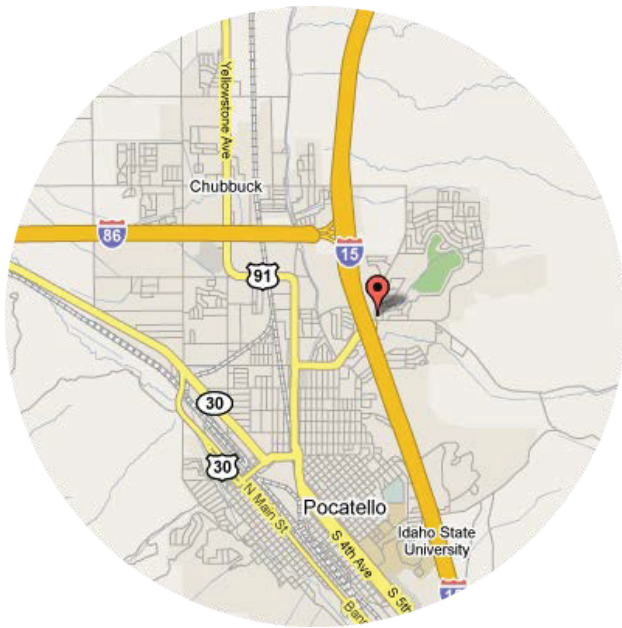
FOR LEASE

FRIGITEK INDUSTRIAL PARKS

ID-100 Pocatello Regional Airport
1950 Airport Way, Pocatello, ID 83204

NEW CONSTRUCTION - Completion Q3 2022





OVERVIEW

Frigitek will build a 280,000 sq. ft. cold storage facility at 1950 Airport Way, Pocatello, 5 minutes away from the Pocatello Regional Airport. This facility is right on top of I-86, I-15, and U-91, and about 5 miles from U-30, capitalizing on overland networks. 200+ motor carriers and 30+ terminals are located in the county offering one-day access to the West Coast's major markets. ID is home to a wide range of food manufacturers. There are about 90 food processors, and several large agricultural companies in the area. The region also serves as an ideal location for medical and pharmaceutical manufacturers. Its rich pharmaceutical industry and top of the line educational programs make it the perfect fit for potential businesses.



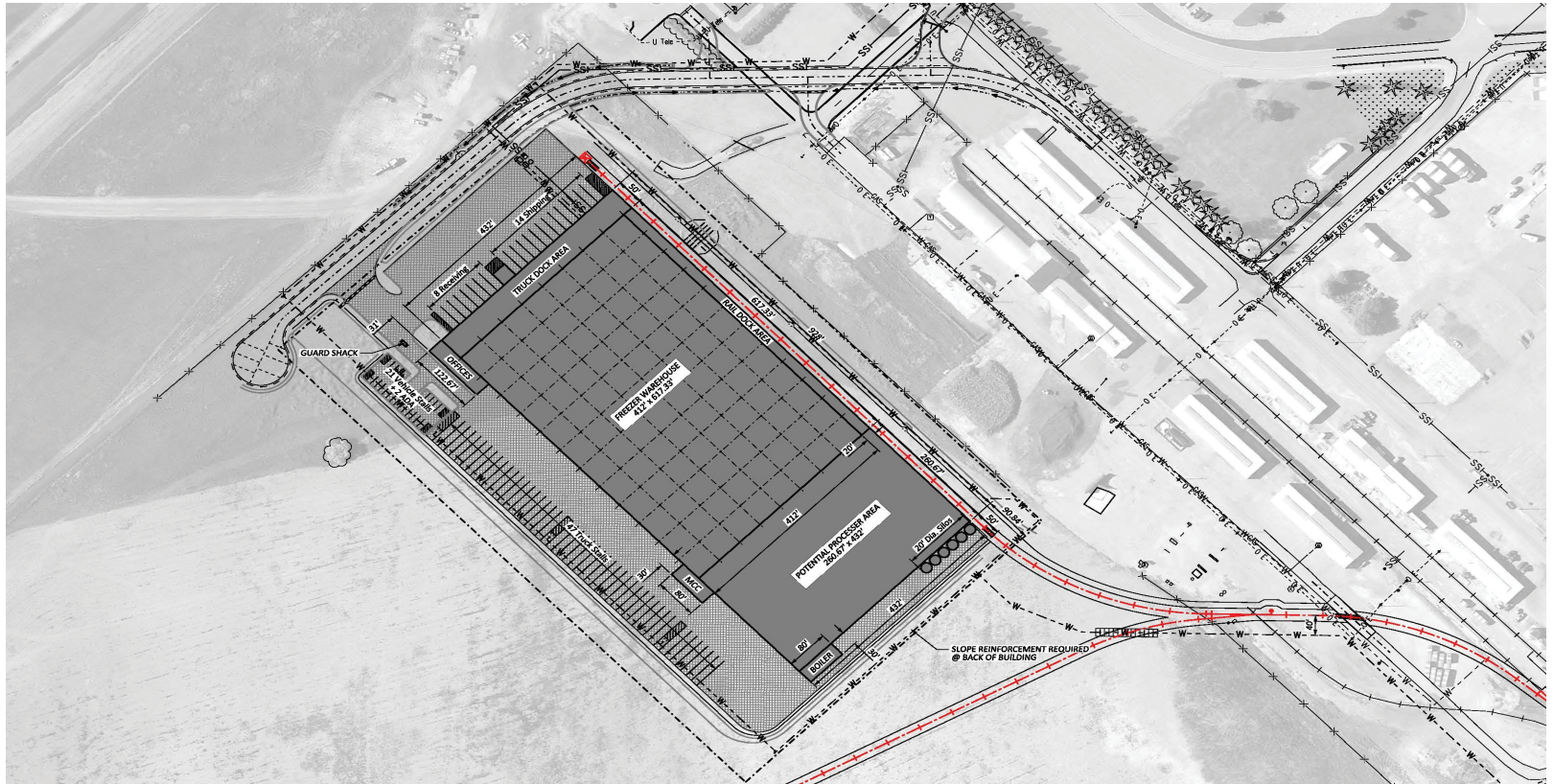
PROPERTY INFORMATION

AVAILABLE SF	254,340 SF	DRIVE AISLE WIDTH	80' with 78' entrance
OFFICE SPACE	3,802 SF	CLEAR HEIGHT	75' WH - 35' PC
PROCESSING	88,00 SF	BAY SPACING	40'- 52'
YEAR BUILT	2022	TRUCK TURNING RADIUS	130'
PARKING	23 Car Parking 40 Truck/Trailer Parking	CONSTRUCTION	KBCm
POWER	2000A, 277/480V, 3 Phase	BUILDING DEPTH	210'
SPRINKLERS	ESFR	FLOOR	6 inches concrete reinforced with rebar
DOCK HIGH DOORS	Up to 22	WALLS	Insulated with R-11
RAIL SPUR DOORS	4	ROOF	Single ply TPO 60 mil with R-30 rigid insulation board

*** CURRENT ESTIMATE:** The portion of this estimate attributable to taxes is based on the project's cost basis, which is subject to change upon re-assessment.

The information contained in this brochure is for general information purposes only and is subject to change by McWhinney Real Estate Services, Inc. or its affiliates without notice. While we endeavor to keep this information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the information or related graphics contained in this brochure.

SITE PLAN



FIP's ID-100 offers flexible Cold Storage leasing options.

+ Location

- Easy access to I-86, I-15, US-30, & US-91
- Access to Air Cargo via Regional Airport
- Rail Access to Facility
- Business Incentives Available

+ On-Site Services Model

- Packaging
- Pathogen Detection
- Post-Harvest Rapid Cooling
- Ripening
- Blast Freezing

SITE PLAN



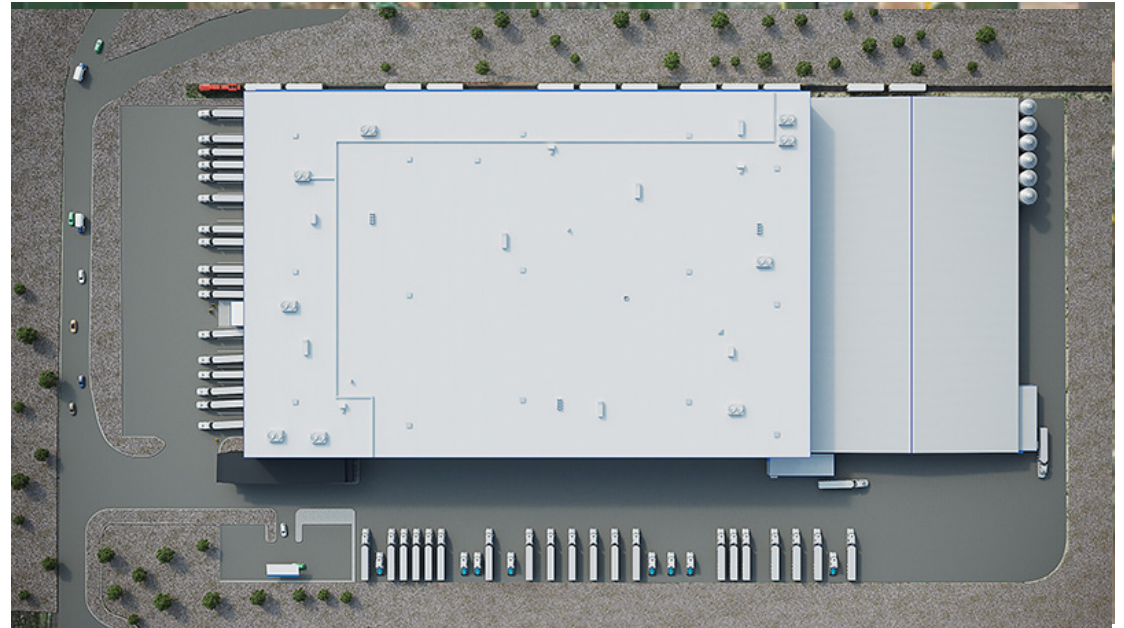
Facility will include the following amenities:

- Parking Lot containing 51 employee spaces (2 ADA compliant spaces) and 40 truck/trailer spaces
- 22 Automatic Truck dock doors, including 4 with levelers (8'x10' Openings)
- Bay Spacing at 15'
- 4 Insulated Automated Rail Car dock doors
- 10 RYTEC Sure Seal high performance conveyor doors with overhead air curtain and front & rear dual thru beam photo eyes between docks and freezer are included to keep the correct temperature and the nitrogen levels of the low oxygen fire protection system regulated.
- The refrigeration system in this building is included to accommodate the following temperatures:
 - a. Freezer -28 Degrees Fahrenheit
 - b. Truck Loading Dock 50 Degrees Fahrenheit
 - c. Rail Loading Dock 50 Degrees Fahrenheit
- Clear height of 75' in warehouse and 35' in processing center
- Freezer slab is included as a 12" thick concrete slab with two mat rebar #6 8" on enter on bottom and #5 10" on center on top. A 20 mil HDPE vapor barrier and Dow 60 Insulation is included as part of the Freezer slab system. 6" of specified cushion sand is included under the slab to house the under-floor heating system.

DEMOGRAPHICS 2020

	Pocatello	Idaho
BUSINESSES	362	50,547
EMPLOYEES	3,469	616,778
POPULATION	54,292	1,787,065
AVERAGE HH INCOME	\$44,428	\$55,785
HOUSING UNITS	23,458	751,105

2019 - U.S. Census Bureau



27.6% OF THE POPULATION HOLDS A BACHELOR'S GRADUATE OR PROFESSIONAL DEGREE.

12.0% FARMING, RANCHING AND FOOD PROCESSING'S REPRESENTATION OF IDAHO'S TOTAL GDP.

14.0% IS THE AVERAGE POPULATION GROWTH RATE IN THE ENTIRE STATE OF IDAHO.

The information contained in this brochure is for general information purposes only and is subject to change by Frigitek Industrial Parks, Inc.

FRIGITEK INDUSTRIAL PARKS

PLEASE CONTACT:

Jim Young
Leasing Agent
(949) 285-9898
jy@frigitekip.com

John Regetz
Sales Manager
(219) 877-8075
jr@frigitekip.com

© 2021 **Frigitek Industrial Parks**, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

www.frigitekip.com

