

NARRATIVE ARDEN HILLS BUSINESS COMMONS January 4, 2023

OPTION A:

Global One Commercial and their architectural team at Tushie Montgomery Architects has put together two (2) different concept plans for the roughly 62 acre Hillview site at the former Twin Cities Army Ammunition Plant (“TCAAP”) located in Arden Hills, MN. We have named this industrial development Arden Hills Business Commons. Option A at Arden Hills BC incorporates five (5) different multi-tenant buildings with a combined square footage of 985,000 Square Feet (“SF”).

The first building is a self-storage facility on three levels of 72,000 SF. This would be a temperature controlled self-storage building with some additional office square footage and building conference room. The office square footage will be leased out to office space users like sales representatives and companies that need some additional office space to manage their self-storage needs. The self-storage also incorporates a special secured outdoor storage area where residents in the community can park their recreational vehicles (“RVs”), boats and personal watercraft. Many communities across the metropolitan area are trying to take advantage of this kind of secured outdoor storage as to get RVs and boats off residential streets.

The second building (Building A) is a 208,000 SF multi-tenant manufacturing and technology building with 35 foot internal clear height with a total building height less than 45’ maximum. The building will be designed with both truck loading docks and drive-ins. Building A will also have ample surface parking of 168 stalls not including the truck loading areas.

The third building (Building B) is a 208,000 SF multi-tenant manufacturing and technology building with 35 foot internal clear height for increased height for racking. The total height of the building will be less than 45’ maximum. The building will be designed with both truck loading docks and drive-ins. Building B will have ample parking of 154 stalls and it will also share parking with Building C.

The fourth building (Building C) is a 156,000 SF single user corporate headquarters building. The building will have 35 foot internal clear height for increased product shelving needs. This building will also feature mezzanine level space for the corporate user who needs additional office square footage. The total height of the building will be less than 45’ maximum. Building C will have ample parking of 154 stalls in addition to sharing Building B’s parking.

The fifth building (Building D) is a 341,000 SF single-tenant medium sized distribution center. The building will feature 35 foot internal clear height for increased product shelving needs. The total height of the building will be less than 45’ maximum. The

building will be designed with truck loading docks to speed up the distribution function of the building. Building D will have ample parking with 422 parking stalls.

Please note the proposed site plan incorporates a dedicated entry point into Arden Hills Business Commons. Storm water ponds will be designed to encourage wildlife habitats to form and enhance the overall character of the various green spaces throughout the entire development. The site plan also includes walking trails for corporate users connecting all buildings at Arden Hills Business Commons.

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OPTION B:

Global One Commercial and their architectural team at Tushie Montgomery Architects has put together two (2) different concept plans for the roughly 62 acre Hillview site at the former Twin Cities Army Ammunition Plant (“TCAAP”) located in Arden Hills, MN. We have named this industrial development Arden Hills Business Commons. Option B at Arden Hills BC incorporates two (2) different multi-tenant buildings with a combined square footage of 1,028,000 Square Feet (“SF”).

The first building (Building A) is a large fulfillment center of 656,000 SF designed for a single user distribution company. The building will have 35 foot internal clear height for increased product shelving needs. The total height of the building will be less than 45’ maximum. There will be second floor mezzanine space available for the tech company’s back office workforce. The building will be designed with truck loading docks to speed up the distribution function of the building. Building A will have ample parking of 488 stalls.

The second building (Building B) is a 372,000 SF large sized distribution center. This building will feature 35 foot internal clear height for increased product shelving needs. The total height of the building will be less than 45’ maximum. Second floor mezzanine space could also be built into this building depending on required office space needs. The building will be designed with truck loading docks to speed up the distribution function of the building. Building B will have ample parking with 368 parking stalls.

Please note the proposed site plan incorporates a dedicated entry point into Arden Hills Business Commons. Option B also incorporates three (3) different areas for truck parking as this option is designed to be a fulfillment center and distribution center for two (2) different corporate users. Storm water ponds will be designed to encourage wildlife habitats to form and enhance the overall character of the various green spaces throughout the entire development. The site plan also includes walking trails for corporate users connecting all buildings at Arden Hills Business Commons.