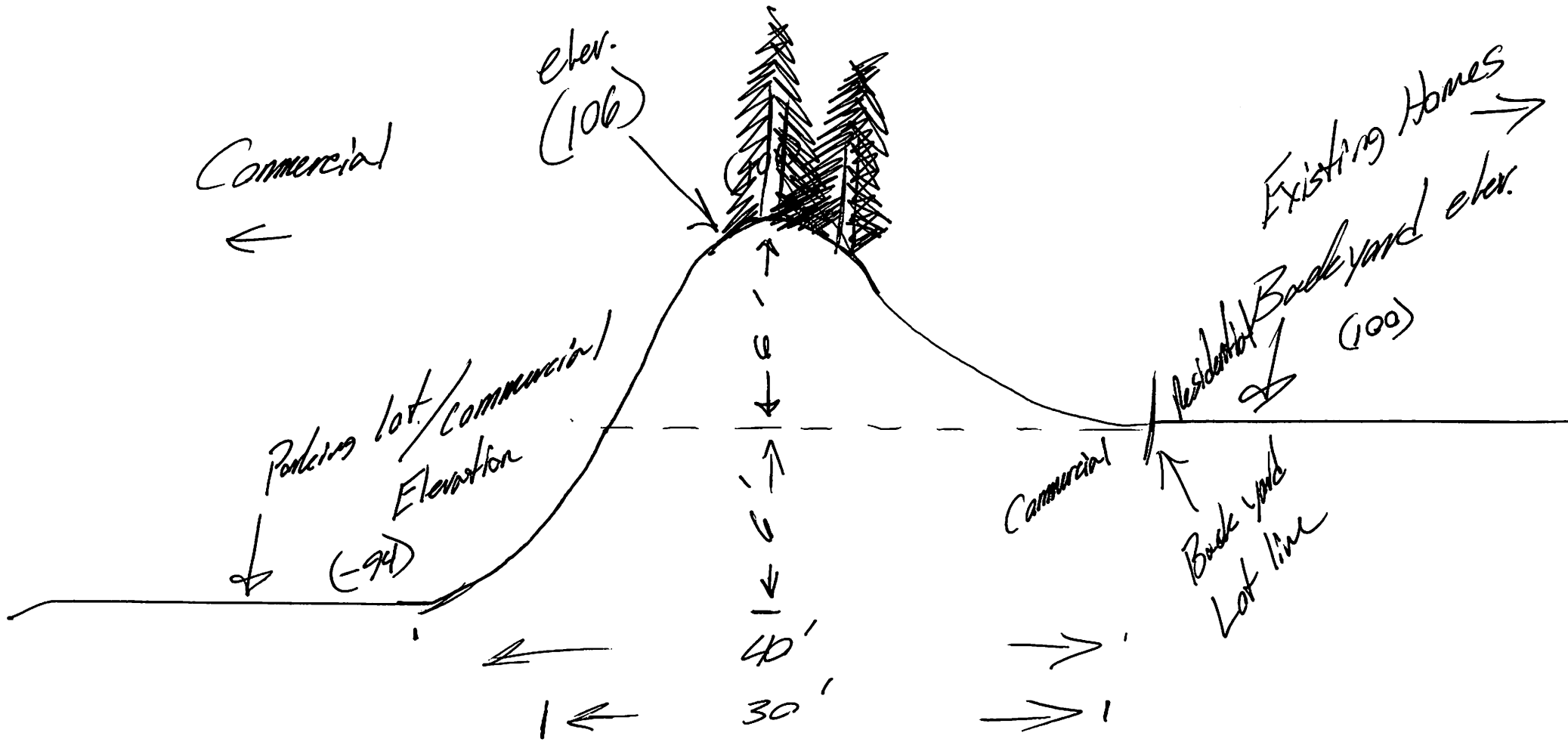


Looking West.

Note: Trees added as lots are developed (Buildings built.)





Description of Anderson Properties and Legacy Park West.

Dear neighbor,

Please allow us to introduce ourselves. Anderson Properties has been developing industrial flex space, retail and office space since 1984. Our original development is located between Douglas and Hickman on 100<sup>th</sup> Street in Urbandale. Other developments are located on the East side of NW Urbandale Drive between Aurora Ave. and Meredith Drive, and the SW corner of Highway 141 and SE 19<sup>th</sup> Street in Grimes.

As you are probably aware, Anderson Properties is requesting a zoning change from C1 to M1 on the 95 acres of development land we own located along 1-80 in Waukee. We have been asked by one of your neighbors to describe the types of light industrial businesses that could exist in an M1 zoned development.

70% of our portfolio consists of industrial flex space (Flex) in which the buildings are occupied by multiple tenants and are built of precast concrete panels with architectural appointments. These are the types of buildings we plan on building within the Legacy Park West development. We build, own and manage our properties with our own staff and take extra care in leasing space to viable tenants who do not emit odors or loud noises in their daily operations. Being multi-tenant facilities, noise and odor producing tenants are not welcome uses in our facilities as they cause unwanted distractions for other tenants within a multi-tenant facility.

Types of businesses that we currently lease to in our flex facilities include:

**Trade Showrooms**

- Cabinetry / Countertop
- Flooring
- Window / Doors / Siding

**Technology**

- Production Studios (commercial photography)
- Home automation / security
- Industrial automation R&D
- Custom Audio Suppliers (Pioneer)

**Services**

- Printing Companies
- Sign Companies
- Fulfillment Companies
- Cleaning Companies
- Engineering Companies.
- Elevator Maintenance Companies. Otis Elevator / Schindler Elevator

**Distribution**

- HVAC parts counters
- Automotive parts
- Electrical parts
- Medical
  - Hospital equipment (Hill Rom / Stryker)
  - Medical supplies / parts (Smith and Nephew)
  - Pharmacies (distribution to care facilities) Mercy, Bio Rx

**Building Trades**

- Painters (off site)
- Carpenters (off site)
- Electricians (off site)

In full disclosure, we do not intend on developing all 95 acres into multi-tenant flex properties. Throughout our past developments we have sold off parcels of land for owner / users to build their own buildings however, the architectural design and zoning uses (companies) are similar to what we have previously stated above.

Pictures of flex space properties owned by Anderson Properties:





Please find the flyer for our latest development in Grimes known as Legacy Park. This will give everyone an idea on how we build now in a larger scale.

We appreciate your time and consideration to our development plans.

Regards,

W. Mark Anderson  
Anderson Properties

# LEGACY 2 *at* LEGACY PARK

NEW 135,000' flex building, Grimes, Iowa



With over 30 years of commercial real estate experience, Anderson Properties leads the way for new, innovative flex space properties. Let our staff work to provide quality real estate solutions for your company.



LEGACY PARK

STATE HWY 141

I 35 / I 80 / 141 Interchange

PRIDE IN OWNERSHIP PROVIDES VALUE FOR OUR CLIENTS

EVERYDAY

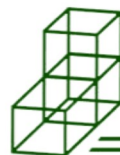
Anderson Properties  
3041 Justin Dr.  
Urbandale, IA 50322

## 1500 SE 19th Street Grimes, IA PROPERTY FEATURES

- Easy Des Moines Metro Access
- 1.3 miles North of I-80, I-35, HWY 141 interchange.
- Spaces from 7,500' sq. ft.
- Each 7,500' bay has 200amp 3 phase electric and underground plumbing.
- Tenant Improvement Allowance for Build to Suit.
- 18' clear height.
- ESFR Sprinkler.
- Truck Dock and Drive in Doors Avail.
- Quality Property Management by Anderson Properties.

Contact Jeff Sadoris for more information

515-270-6104

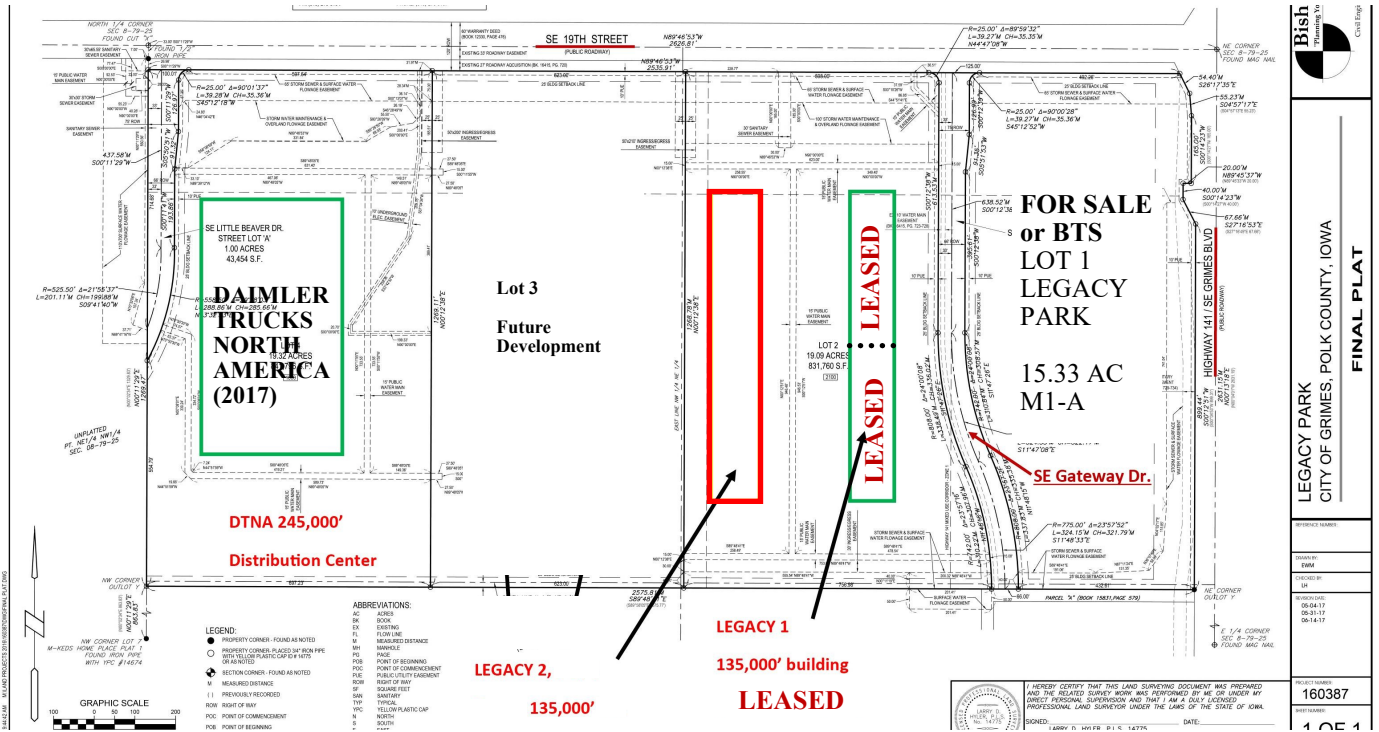


ANDERSON  
PROPERTIES

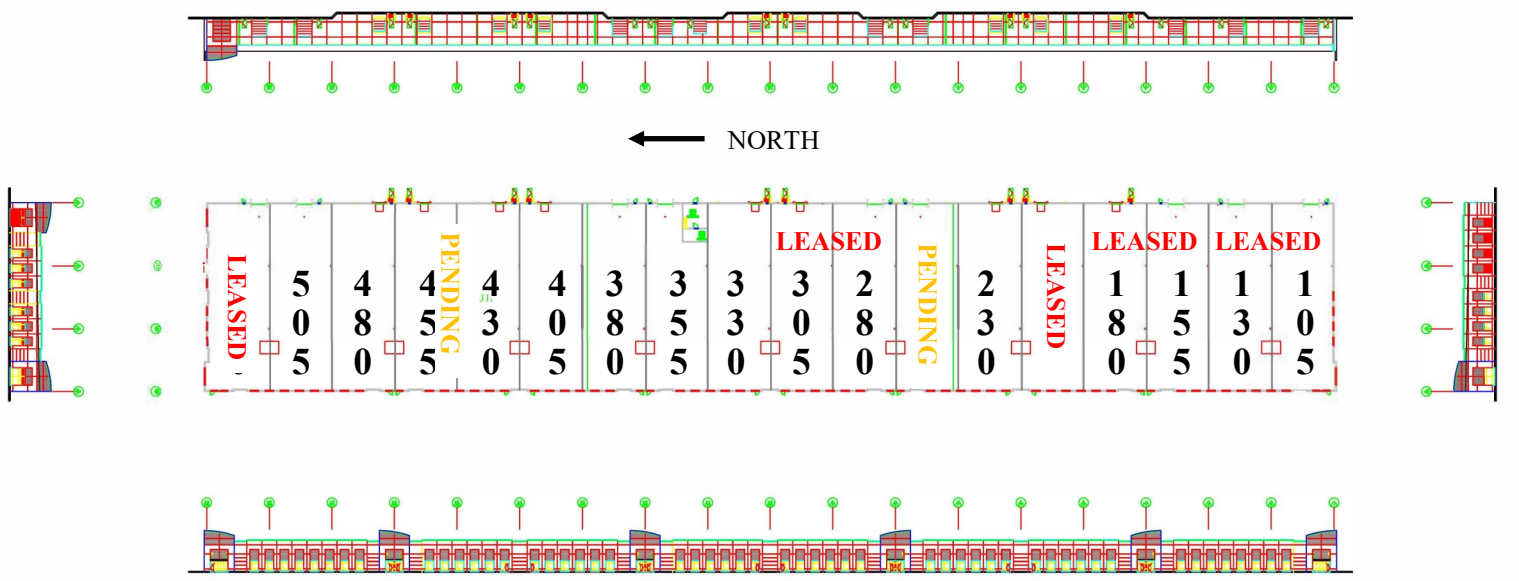
www.theandersoncompanies.com

# LEGACY 2 *at* LEGACY PARK

135,000' flex building Grimes, IA



## FLOOR PLATE



Contact: **515-270-6104**  
**Jeff Saddoris**  
www.theandersoncompanies.com

