



Proposed Liberty Business Park Phase II Collington Center

MANEKIN[®]



TURNBRIDGE
EQUITIES

NAIMichael
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPOSED
PLAN:
Liberty
Business Park

15 buildings
totaling 3 million
square feet

No residential

Approx. 200 acres
of open space



*Proposed Liberty
Business Park*

This diagram is presented for illustrative purposes only and will be refined by subsequent development applications.

Liberty Business Park Public Recreation & Amenities

10' wide master trail & 6' wide feeder trails

20-acre community park

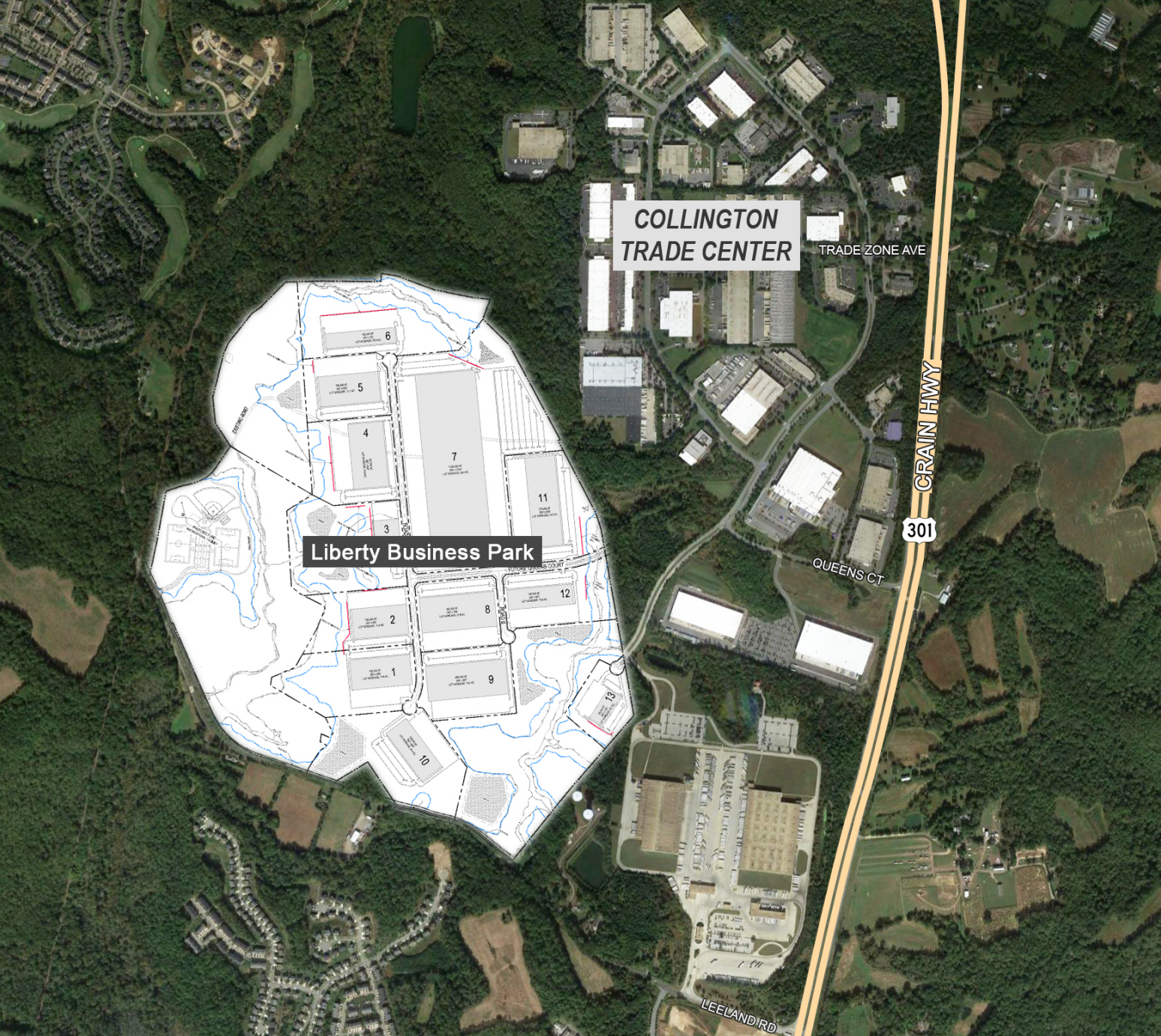


Proposed Liberty Business Park

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Collington Trade Center

37 buildings
Approx. 4.7 million SF
Approx. 96% occupied



Proposed Liberty Business Park

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Residential vs. Commercial

QUALITY OF LIFE

	Willowbrook Residential	Liberty Business Park
Traffic	All traffic directed onto Leeland Road	Zero truck traffic onto Leeland Road Major improvements to Route 301
Schools	Adds new students	No additional students
Employment	Few jobs added after construction	Create 4,000-5,000 new jobs
Taxes (est.)	\$9 million annually	\$21 million annually
Viewshed	Visible from Leeland Road	Not visible from Leeland Road

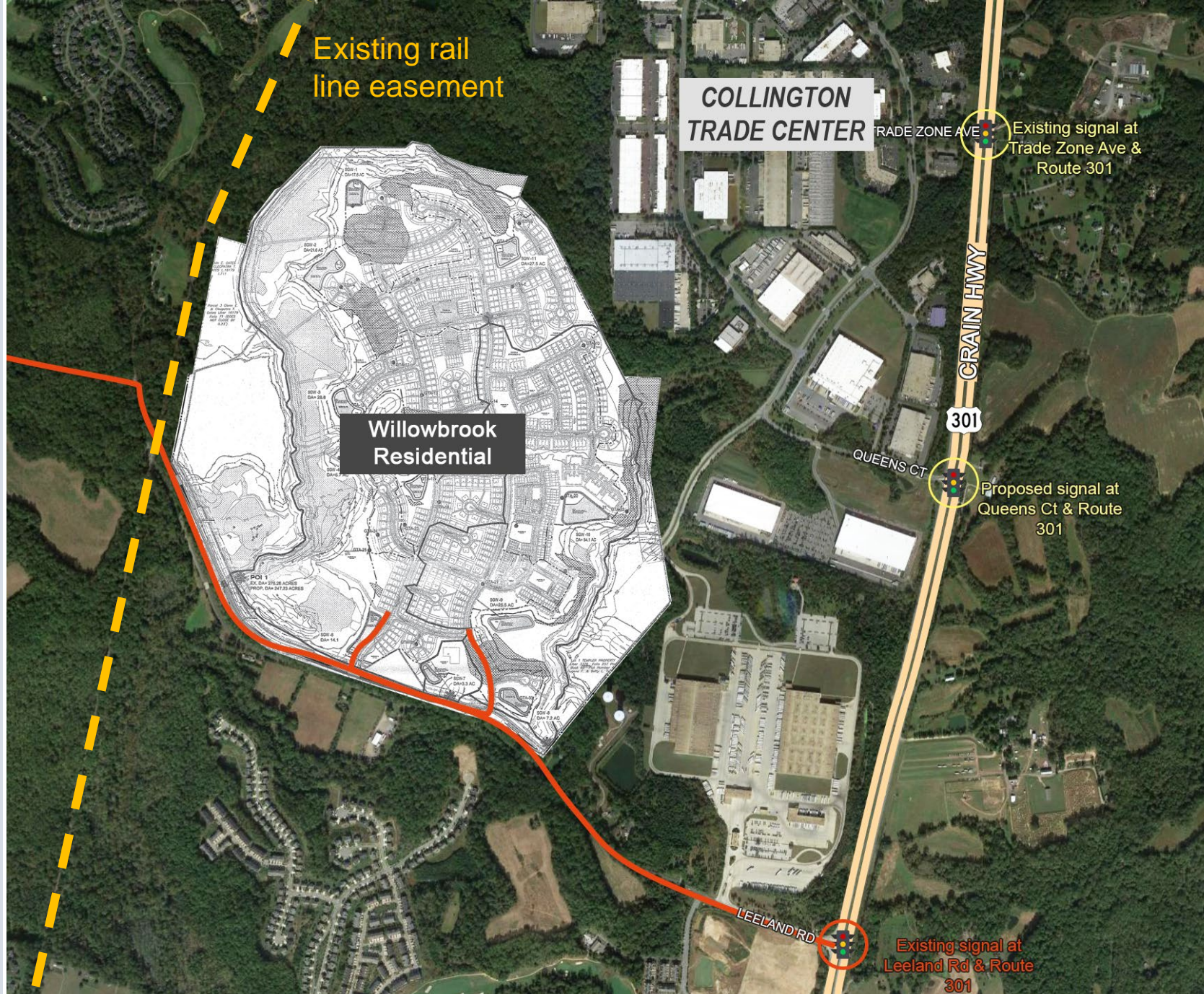
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Willowbrook Residential Traffic Impact

All traffic routed to Leeland Road

Proposed Liberty Business Park

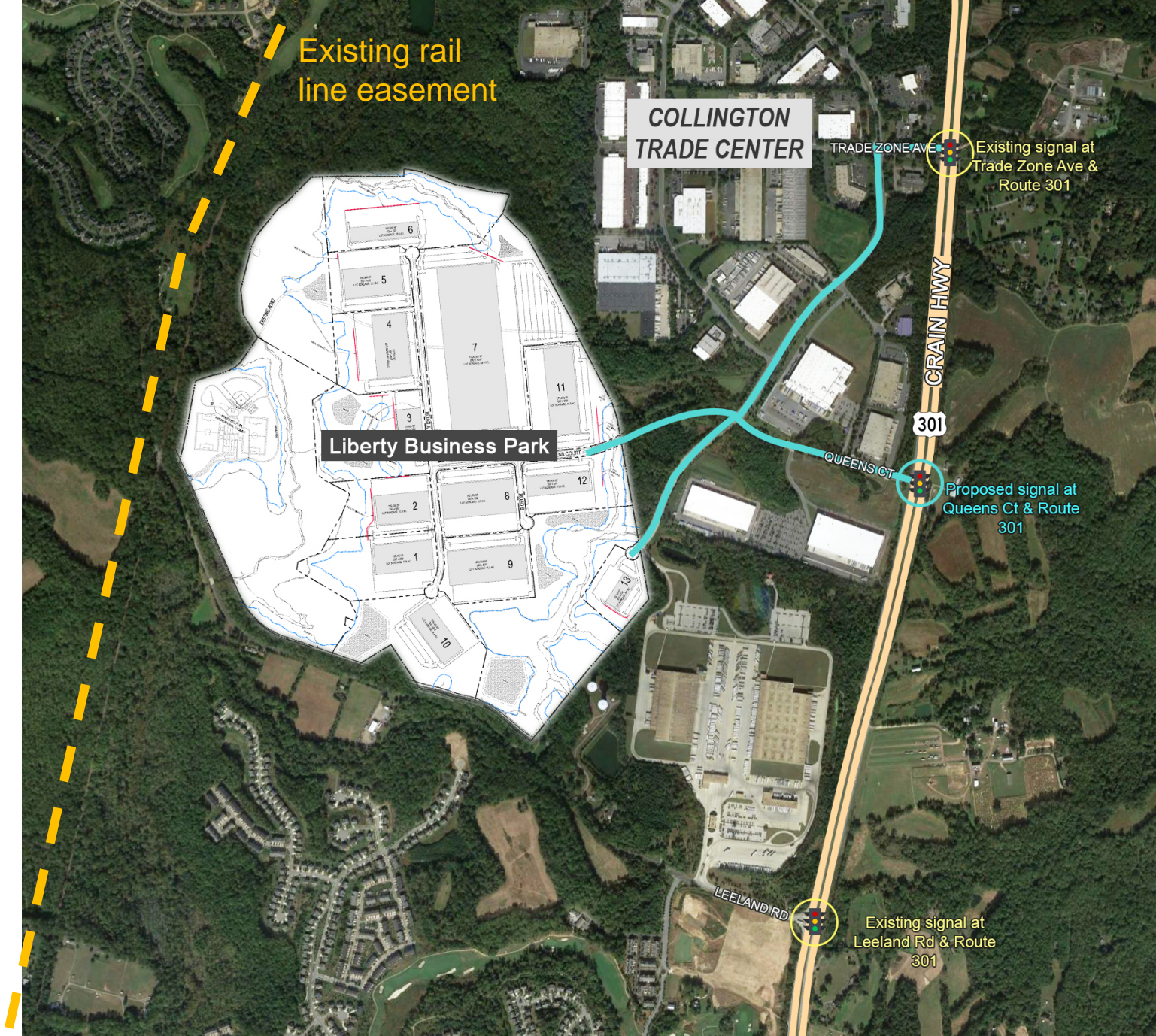


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Liberty Business Park Improved Traffic Pattern

All traffic routed to Queens Court & Trade Zone Avenue

Proposed Liberty Business Park



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Liberty
Business Park
Use Mix

Projected Use Mix

Last Mile

Last mile logistics are typically smaller facilities (150,000 to 250,000 SF) that provide consumers with quicker delivery service, such as same-day and instant delivery. They are essential employers and a key component to e-commerce.

Warehouse

Other warehouse uses include storage, manufacturing, and other distribution.

Other

Additional uses include flex and office space.

Thank You!

We will keep you updated on our progress

For any questions please contact;

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