



Project Summary

**AAPA Maritime Economic Development Workshop
June 27, 2013**

RIDGE PROPERTY TRUST



RIDGE PROPERTY TRUST

- Formed in 2003 between Management and Prudential Real Estate Investors
- Leading real estate development and investment firm specializing in state-of-the-art warehouse, distribution, and manufacturing facilities throughout the US and Mexico
- Management has been involved in the development, ownership and management of more than 125 million square feet of institutional quality real estate and has an average of 25 years' experience in the real estate industry
- Utilize Management's knowledge of the Logistics & Global Supply Chain to maximize the value of its real estate portfolio

RIDGEPORT LOGISTICS CENTER



Project Name:	RidgePort Logistics Center
Land Size:	Approximately 2,500 Acres
Location:	9 Miles South of the I-55 / I-80 Interchange Will County, Illinois
Current Intermodal Hubs:	Logistics Park Chicago (BNSF) & Joliet Intermodal Terminal (UP) – 8 Miles North (driving distance)
Interchange:	I-55 & Lorenzo Road & Future New Interchange at I-55 & IL-129
Developers:	Ridge Property Trust (“Ridge”) and the Burlington Northern Santa Fe Railway (“BNSF Railway”)
Vertical Product:	Up to 20 Million Square Feet of Industrial, Warehousing and Logistics buildings
Rail Service:	BNSF Railway



MASTERPLAN



REGIONAL MAP



MASTER PLAN

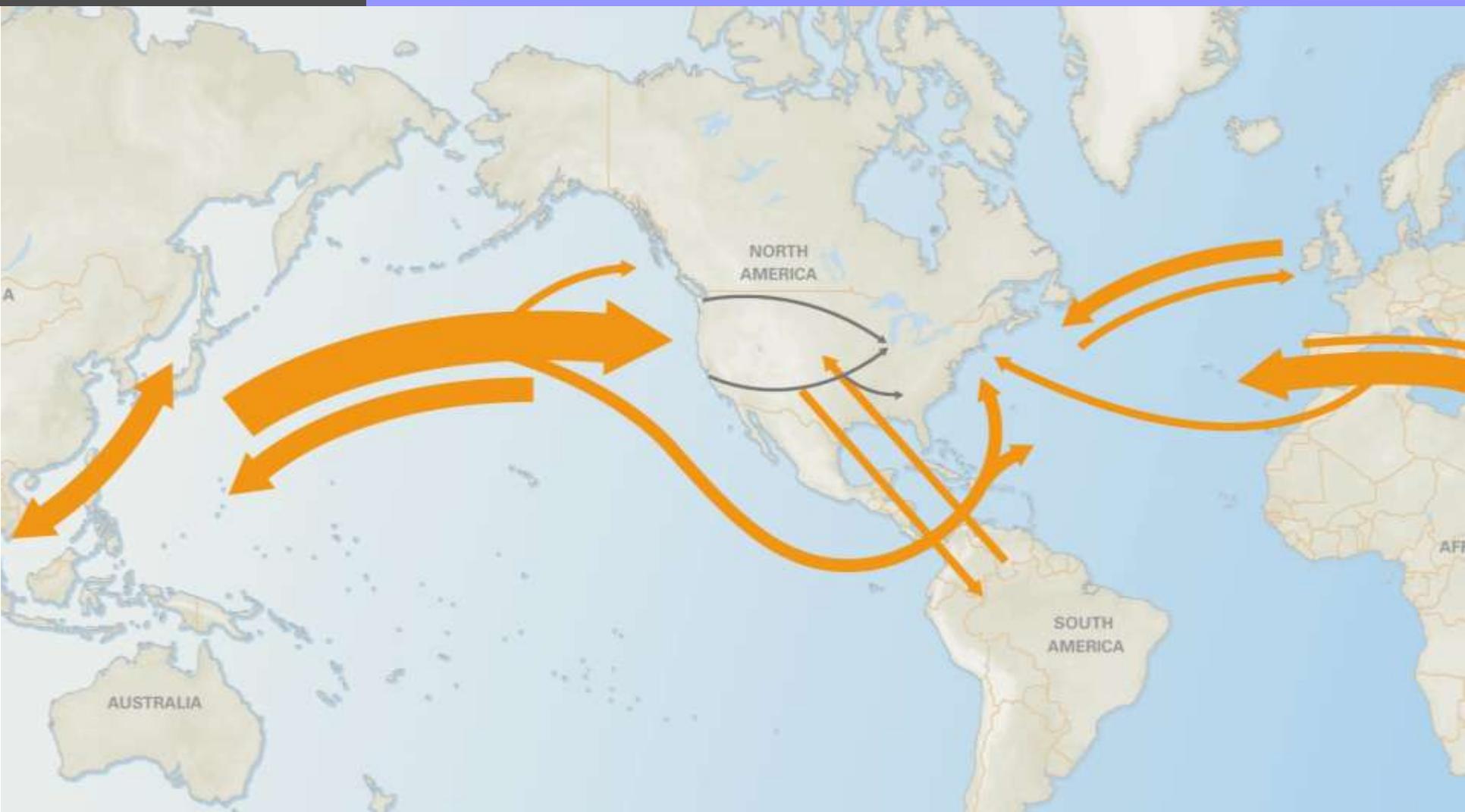


RIDGEPORT
LOGISTICS CENTER - CHICAGO
www.ridgeportlogisticscenter.com

BNSF
RAILWAY

RIDGE

INTERNATIONAL SUPPLY CHAIN



BNSF NETWORK



DRAYAGE

DRAYAGE: Transport by truck for short distances; e.g. from Intermodal to Warehouse



Step 1:
Container lifted from
Train to Truck



Step 2:
Truck Drives to
Warehouse



Step 3:
Truck Unloads Shipment
at Warehouse

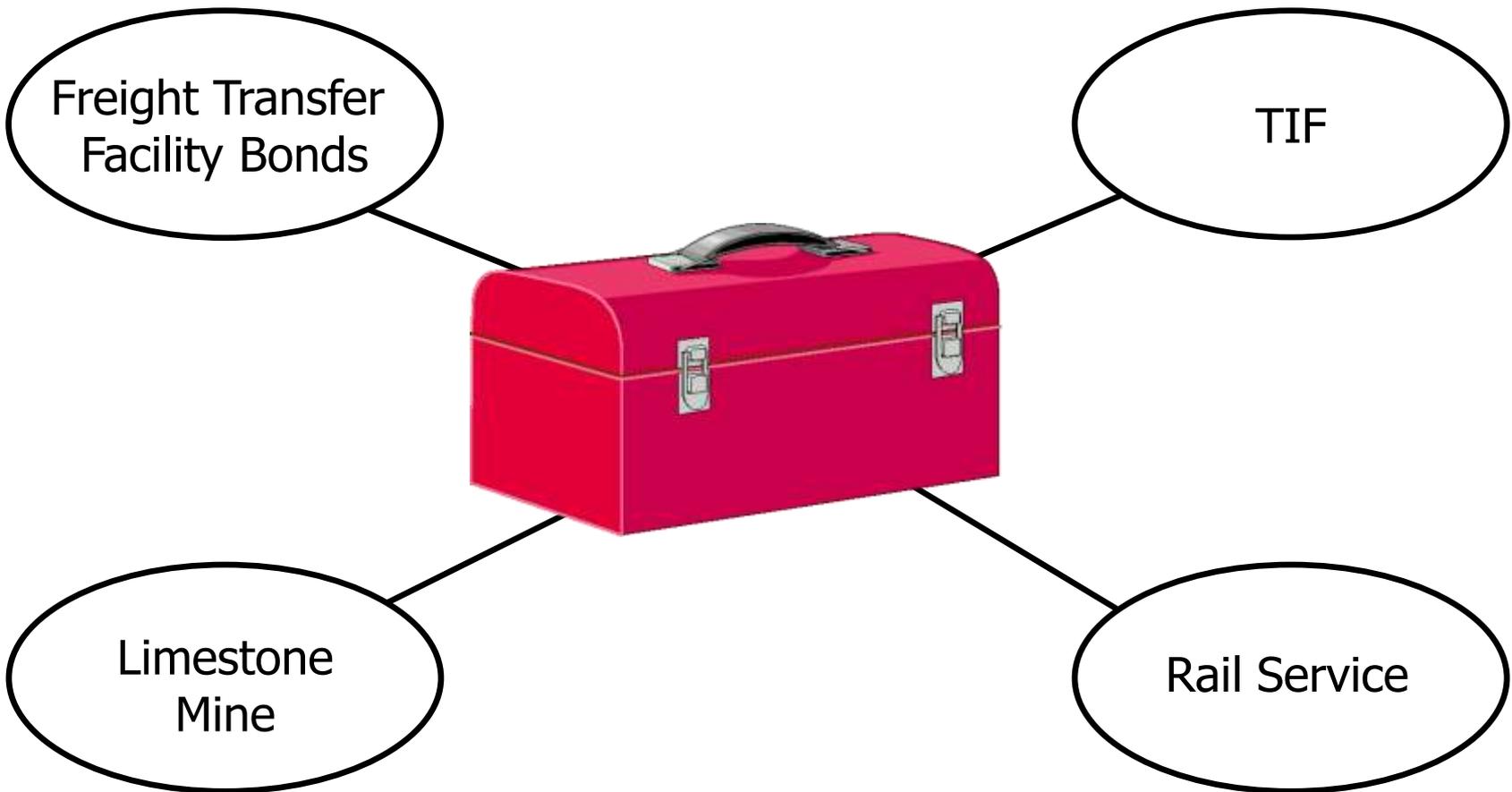


DRA YAGE – COST ANALYSIS

ROUND TRIP FROM LOGISTICS PARK CHICAGO, ELWOOD						
Destination	Toll	Mileage	Drayage Cost	Annual Drayage Cost	Drayage PSF	Annual Savings PSF
WalMart DC's in Deer Run	\$0	1.44	\$85	\$850,000	\$0.85	
RidgePort	\$0	10.23	\$110	\$1,100,000	\$1.10	
Shorewood	\$0	9.93	\$174	\$1,740,000	\$1.74	\$0.64
Minooka	\$0	14.22	\$178	\$1,780,000	\$1.78	\$0.68
New Lenox	\$0	17.07	\$187	\$1,870,000	\$1.87	\$0.77
Joliet	\$0	9.93	\$188	\$1,880,000	\$1.88	\$0.78
Rock Run Industrial Park	\$0	11.88	\$188	\$1,880,000	\$1.88	\$0.78
Crest Hill	\$0	18.91	\$189	\$1,890,000	\$1.89	\$0.79
Tinley Park	\$0	27.14	\$200	\$2,000,000	\$2.00	\$0.90
Romeoville	\$0	23.66	\$204	\$2,040,000	\$2.04	\$0.94
Morris	\$0	38.41	\$204	\$2,040,000	\$2.04	\$0.94
Bolingbrook	\$0	23.66	\$208	\$2,080,000	\$2.08	\$0.98
Alsip	\$0	40.61	\$223	\$2,230,000	\$2.23	\$1.13
Aurora	\$0	35.21	\$225	\$2,250,000	\$2.25	\$1.15
McCook	\$3	42.94	\$241	\$2,410,000	\$2.41	\$1.31
Bedford Park	\$0	45.29	\$243	\$2,430,000	\$2.43	\$1.33
Carol Stream	\$16	49.03	\$256	\$2,560,000	\$2.56	\$1.46
Chicago	\$0	47.03	\$262	\$2,620,000	\$2.62	\$1.52
Wood Dale	\$16	52.25	\$271	\$2,710,000	\$2.71	\$1.61
Elgin	\$0	71.67	\$297	\$2,970,000	\$2.97	\$1.87
DeKalb	\$0	64.5	\$314	\$3,140,000	\$3.14	\$2.04

* Based on 10,000 loads/1,000,000 SF Building per year.

RIDGEPORT TOOLS



QUESTIONS & DISCUSSION

