Is A Virtual Spec Building An Option For Your Community?
Most Recent Virtual Spec Building Success Story
Good afternoon: I wanted to follow up and give everyone a big shout out!

We are happy to announce that TC Transcontinental Packaging has purchased our 30,000SF Spec building. This was a long empty investment that by using your virtual spec building program and a lot of guidance from Tim, we were able to use the tool for local plant management team to show the building and what it could look like expanded. What made this more unique is their corporate team is in Montreal so dealing with language issues and distance was difficult. The pricing tool was good to compare vs other contractors so for budgetary needs, we had numbers and time.

In the end they decided to keep the building as 30,000SF and then add their exiting plant that is literally across the street by 75,000SF. This allowed better use of the flexible packaging exiting facility and freed up 30,000 SF. The spec building will become warehouse space for the project. The company sees other investments in the near future and we are on course this year to hopefully see about $75 Million in new CAPEX projects and around 150 new manufacturing jobs in Clinton. This will be TC’s flagship plant among their 26 plants worldwide. The campus will be 235,000SF when completed.

We end up with 105,000SF of new manufacturing and warehouse space and the largest CAPEX in our community history. We are not allowed to give the CAPEX number from TC but it was sizeable for our community for sure.

The investment that EVERY made in this project along with City of Clinton, and our local IDA was huge in making this deal happen. I greatly appreciate you believing in us and this is the way projects should work.

Too bad you guys are so far away or we could celebrate! Thanks Next move Group and JESCO Construction for helping the old guy out!

Thanks again.....

Mark W. Dawson, CCECD
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Most Recent Virtual Spec Building Success Story

Dynamic Building Calculator
Clinton, MO

88,000 SQ. FT. FOOD AND BEVERAGE BUILDING
105,000 SQ. FT. GENERAL MANUFACTURING
210,000 SQ. FT. REGIONAL DISTRIBUTION

Estimated Budget
$26,900,000

Time to Build
12 Months

- Ceiling Height
  - 30’ Clear Eave Height (Base)
  - 10’ Reinforced (Base)

- Exterior Finish Options (Metal/CMU)
  - Insulated Metal Panels (Base)
  - Stone

- Dock Doors - 8
- Add Office SF in Production Area - 0

88,000 SQ. FT. FOOD AND BEVERAGE BUILDING

Our Funding Partners:
- evergy
- DA

Contact Info
Mark W. Dawson, CEO
660-492-6344
mark@clintonmo.com
RE: Clinton MO Virtual Spec Building Project

Mark Dawson <mark@clintonmo.com>
To Chad Chancellor

You replied to this message on 6/21/2022 10:54 AM.

Hey Chad: Just got off Podcast with Chuck.

For one it would be me, I want to look at adapting the 108,000SF building using our existing Spec Building. Now that it is sold we need to revamp the drawings and scope so it doesn't show our former Spec building stuff. Still not sure on size as of yet.

Give me a day or so and I think our story might help some. Kind of, if Clinton can do it, we sure can do it!

MD
Who Is Next Move Group?
JOIN OUR MOVEMENT TO GROW THE AMERICAN ECONOMY

Which Focuses on Creating Economic Growth for Small to Mid-Sized Companies, Communities, and Nonprofit Organizations

LEARN MORE

We are Driven to Create Economic Growth for Small to Mid-Sized Companies, Communities, and Nonprofit Organizations Because We Believe They are Vital to the American Economy

So, We Choose to Be a Leader in Helping Small to Mid-Sized Companies Secure the Same Tax Incentives Large Companies Leverage to Create Jobs

And, We Recognize the Importance Small to Mid-Sized Communities and Small to Mid-Sized Nonprofits, Including Those in Large Metro Areas, Play in Creating Economic Growth

www.thenextmovegroup.com
Our Team

- 3 Staff Members Have successfully ran Local Economic Development Organizations
- 2 Staff Members Graduated from the University of Oklahoma’s Economic Development Institute
- 2 Staff Members Have Served on State and Local Economic Development Leadership Boards of Directors
- 1 Staff Member Has Master’s Degrees in Economic Development
- 1 Staff Member Was Named a Top 40 Under 40 Economic Developer by DCI
- 1 Staff Member Completed the Prestigious Goldman Sachs 10,000 Small Businesses Accelerator Program
Sampling of Our Economic Development Clients By Type:
Sampling Of Our Site Selection Clients

Companhia Siderúrgica Nacional

Polymer Logistics

REDGUARD

Sterling Packaging
Sampling Of Our Clients

- 50 employees
- Winnipeg, Canada, HQ

Exciting day in #Monroeville as they broke ground on a new Sterling Packaging facility. Glad my staff was on hand! al.com/news/index.ssf...
Sampling Of Our Clients

- $8 billion/year revenue
- 20,000 employees
- Brazilian HQ
- Chicago US HQ

The Company

One of the most efficient integrated steel-producing complexes in the world, CSN operates in five strategic sectors of the economy: steel, mining, logistics, cement and energy. Currently, among its assets, the company has an integrated steel mill; five plants, two of which are abroad; iron ore, limestone, dolomite and tin mines; a strong distributor of flat steel; port terminals; interest in railways; and interest in two hydroelectric plants. With firm and innovative management, the company believes in the entrepreneurial strength of domestic capital and the enormous potential of Brazilian competitiveness in the steel industry.

A multinational proud of its Brazilian origins, the company believes and invests in the country. With a labor force of more than 20,000 employees, it successfully faces the challenges of a globalized economy.

Founded in April of 1941, CSN was the first integrated flat steel producer in Brazil – a landmark in the country’s industrialization process. Its steel enabled the creation of the first national industries, which were the birthplace of the current Brazilian industrial park. Privatized in 1993, the Company has, since then, modernized and diversified its activities. CSN has a sustainability vision that increases the efficiency of industrial processes and establishes gains with a business model based on the circular economy concept, which binds together all stakeholders in a chain of value generation. The company has a management focused on the development of its teams and harmonious coexistence with the communities in the cities where it operates, both in Brazil and abroad.

The group is present in 18 Brazilian states and in another two countries – Germany and Portugal. Its shares are listed on the stock exchange of São Paulo BM&FBovespa and New York NYSE.
Sampling Of Our Clients

Polymer Logistics

- $100 million/year revenue
- 220 employees
- Israeli HQ
- Los Angeles USA HQ

Polymer Logistics Opens New Service Center In Portage, Indiana

Portage, IN – Polymer Logistics, a retail ready packaging company, held a ribbon cutting ceremony for its state-of-the-art 75,000 sq. ft. logistics and distribution center in Porter County today. Located at 6750 Daniel Burnham Dr., Portage IN, the new facility will create more than 40 new jobs.

“This facility helps us complete our nationwide network of service centers that will provide our customers with the highest level of performance. We greatly appreciate the support we’ve received from the community and look forward to a successful operation here in Portage,” said Fred Heptinstall, CEO North America for Polymer Logistics.

Attendees at the grand opening heard from local officials, as well as executives from Polymer Logistics and the owner of the building.
Sampling Of Our Clients

- $100 million/year revenue
- 250 employees
- Wichita, Kansas, HQ
Sampling Of Our Clients

SCHAEFFLER

- $14/billion year revenue
- 83,000 employees
- German Based
- US HQ in Wooster, Ohio
Our Partner

CBC INGS AMERICA, Inc.
Cooper Tire & Rubber Company
Grammer, Inc.

Hyundai Motor Manufacturing
Martinrea Faboo
Mercedes Benz Sprinter Van Facility

Mercedes-Benz Assembly Plant
Nissan North America
North American Lighting, Inc.
Our Partner

AIRBUS »

Aurora Flight Sciences »

GKN Aerospace »

MAAS Paint Hangar »

Montgomery Regional Airport »
Our Partner

Ashley Furniture Industries >  
Baldor Electric >  
Caterpillar, Inc. >  

Electrolux >  
H M Richards >  
LASCO Fittings, Inc. >  

Norbord >
Risk Free, Virtual Spec Building
Risk Free Virtual Spec Building

https://thenextmovegroup.com/alexandriavb
Can I use this if I already have an empty spec building?

Yes
Over 2,000 potential combinations of options lets your prospect see the cost and timeframe to build the building they want.

https://thenextmovegroup.com/harlanvb
Actual Building Plans and Drawings

Budget – 52,500 SF Building

JESCO, Inc. proposes to furnish the necessary labor, materials, equipment and project supervision to design and construct a 52,500 SF Building for the budget amount of $2.0 million, one hundred sixty thousand dollars and no $00.  Our budget pricing is based on the attached clarifications and our best understanding of your needs at this time. We have also attached some voluntary alternates for your consideration.

Thank you for allowing JESCO, Inc. the opportunity to offer pricing for this work.

1. We have included 5% gross receipts tax in our pricing.
2. We have included furnishing and installing the following in our budget pricing:
   - 350-57' 150-0' pre-engineered metal building with 30' clear eave height
   - 2,000 SF office area allowance of $125/ SF
   - 900 SF breakroom area allowance of $125/ SF
   - 400 SF bathroom/shower area allowance of $350/ SF
   - 400 SF equipment room allowance of $100/ SF
   - 6' thick 3000 lb concrete slabs reinforced with #4.5@6 mesh
   - 24 gauge Standing Seam galvalume metal roof
   - 25 gauge metal wall panels (color from standard color chart)
   - Gutters and downspouts
   - 4' vinyl roof insulation
   - 4' vinyl wall insulation
   - 8' wide projection canopy above overhead doors
   - 8' wide translucent panels along top of 2 walls (700 linear feet)
   - Modified Concrete foundation system for metal building column footings
   - (1) set of steel dock steps 4' height
   - 2 automatic overhead doors 4' x 15' automatic overhead doors
   - 2 automatic overhead doors 4' x 15' automatic overhead doors
   - Edge of Dock levelers, dock seals, and rubber bumpers at 4 locations
   - Four (4) 3 x 7" hollow metal doors and frames with panic and closers
   - Eight (8) 4' x 4' storefront windows and one (1) storefront 3' x 7' main door
   - Six (6) 5' x 5' wall mounted exhaust fans
   - Six (6) 5' x 5' wall mounted exhaust fans
Includes Construction Timeline and Schedule
Who Is Visiting It?

Our Caller ID Web Hit Tracker reveals the names of the companies and their every click on your dynamic building! Imagine knowing the exact prospect on your website and their exact building size and options before you ever pick up the phone to call them!
Content to Make Economic Development Organizations More Successful

How Does Economic Development Work?
$187 Buy - $97 Rent
25 minutes, 41 seconds
Buy or Rent Now

Familiarization Tours. Maximizing Your ROI
$117 Buy - $67 Rent
37 min
Buy or Rent Now

Differing Roles of Board, Elected Officials, and Economic Development Staff
$757 Buy - $377 Rent
53 min, 01 sec
Buy or Rent Now

Nonprofit Board Training
$177 Buy - $117 Rent for 30 Days
30 Minutes, 26 Seconds
Buy or Rent Now