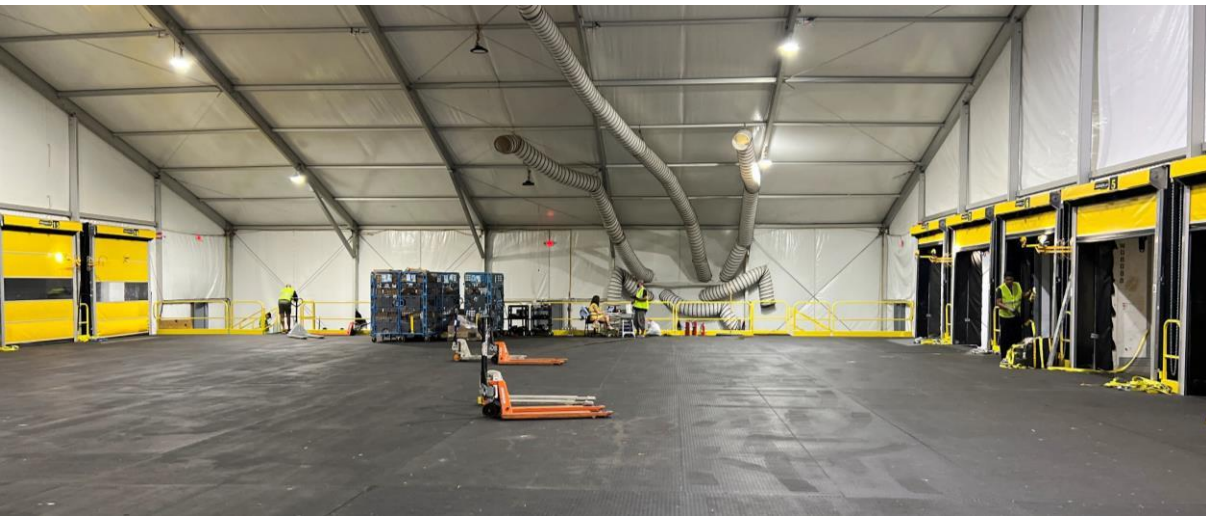


USE CASE: ELEVATED FOUNDATION DISTRIBUTION WAREHOUSE – TAMPA, FL



ELEVATED STEEL FOUNDATION

16-POSTION CROSS DOCK

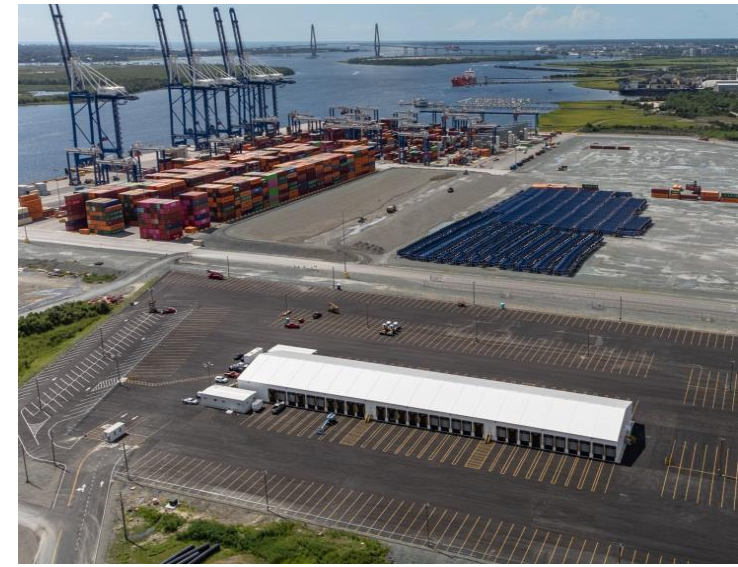
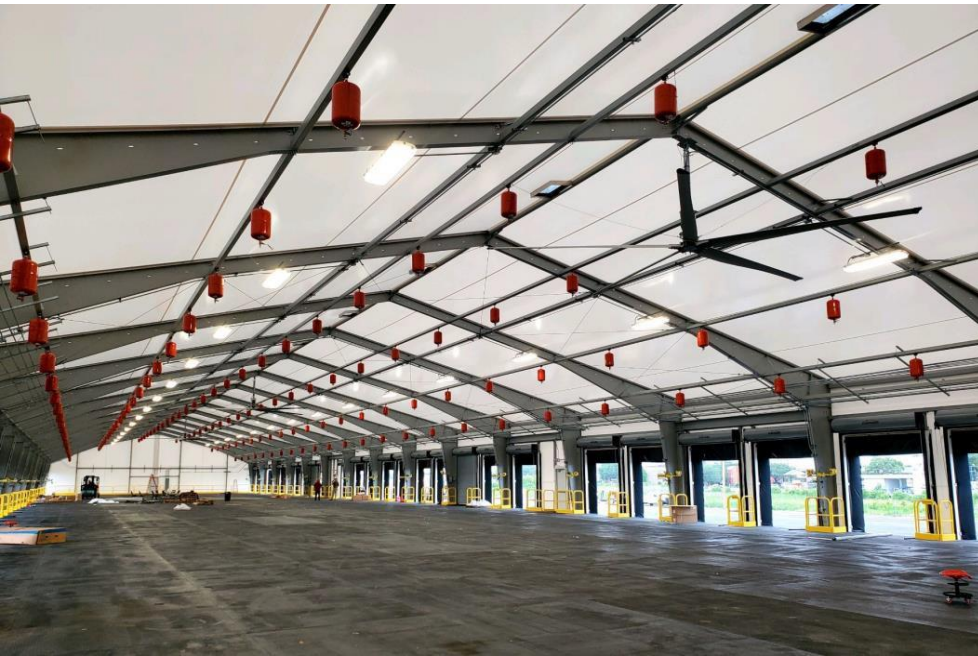
- Membrane tent style building with fully elevated work surface on Dockzilla steel platform
- (16) position cross dock building
- Includes all dock equipment, doors, stairs, electrical, and HVAC
- Set on existing asphalt yard
- Dockzilla did preliminary site review to review grade, electrical location and drive path location for tractor trailers and parking
- 6-month rental

USE CASE: CROSS DOCK, PORT OF CHARLESTON – PERMANENT

ELEVATED STEEL FOUNDATION

60-POSTION CROSS DOCK

- Membrane permanent building with fully elevated work surface on Dockzilla steel platform
- 60 position cross dock building - includes all dock equipment, doors, stairs, electrical and HVAC.
- Modified storage area to include piers, concrete slab under platforms, and asphalt yard for parking and trailers
- Dockzilla did preliminary site review to review grade, electrical location, and drive path location for tractor trailers and parking



DOCKZILLA CROSS DOCKS & DISTRIBUTION WAREHOUSES

SHORT-TERM LEASE OPTIONS

- As short as 6-month rental terms (vs. conventional building 5–7-year lease)
- Options to extend rental or relocate to new site

TIMING

- Temporary building permits (TBP) can typically be secured in a matter of weeks
- Buildings can be erected and fully operational in 1-2 months
- Standard TBP of 6 months, with extension options based on location

MARKET TESTING

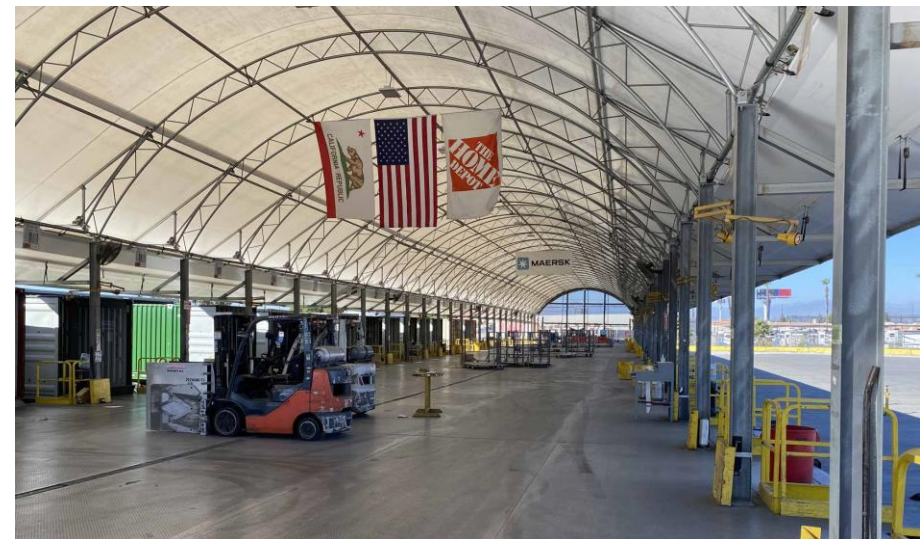
- Short-term, fast-paced deployment options allow customers to test markets
- Great for risk mitigation – no long-term commitments required, flexible redeployment options for different markets

COST / DOOR METRIC

- Cost-effective option for cross dock & transload applications
- Dock doors typically 12' on center to maximize quantity
- Cost/square foot metric is skewed based on elevated steel foundation

BUILT FOR MAXIMUM EFFICIENCY

- Purpose-built design minimizes internal square footage and costs
- Maximized internal efficiency by reduced distance between dock positions
- Elevated steel foundation (truck height) or grade-level flooring mount to existing asphalt parking lot
- Energy efficient, insulated building options available
- Loading dock sealed to trailer minimizing open doors / heat loss
- Dockzilla offers full turn-key solution including permits and maintenance



DOCKZILLA