

USE CASE: DISTRIBUTION WAREHOUSE RENTAL – CITI FIELD, NY

COMPLETE DISTRIBUTION CENTER

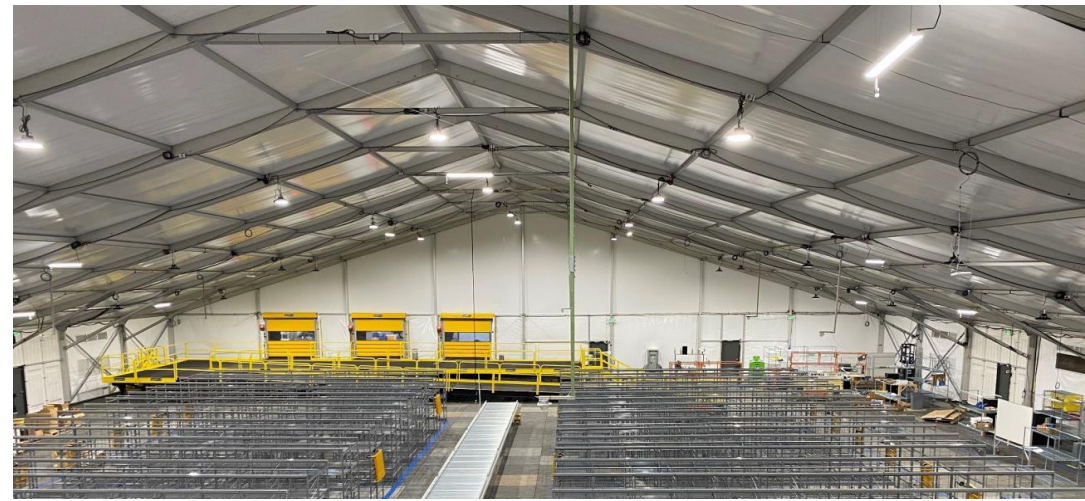
- 26,000 sq.ft. temporary distribution center
- Fully functioning with flooring, HVAC and loading docks
- Interior offices including breakroom, manager's office and multi-faith/mothers' room
- Side covered drive lane integral to building

CUSTOMER SITE SELECTION CRITERIA

- Connection to local power; avoid generators if possible
- Restroom, breakroom and offices housed in adjacent permanent structure to avoid cost for water and sewer
- Must be less than 1% to keep carts from rolling and avoid cost of internal platform
- Location of underground utilities
- Concrete or asphalt required surface lot
- Preliminary code review by architect to review requirements



GROUND FOUNDATION



USE CASE: DISTRIBUTION WAREHOUSE RENTAL – QUEENS, NY

COMPLETE DISTRIBUTION CENTER

- 32,000 sq.ft. temporary Distribution Center
- Fully functioning with flooring, HVAC and loading dock
- Interior material handling and managers and employee break room offices
- External Van Loading Extensions

CUSTOMER SITE SELECTION CRITERIA

- Location to other key customer facilities to handle overload capacity issues during construction of permanent building nearby
- Engineering and Architecture safety and fire protection review, and 3-month inspections create a safe and comfortable work environment
- Based on site conditions, entire facility operated by generator power



GROUND FOUNDATION



DOCKZILLA

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 (CROSS DOCKING)

- 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



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