

## **Culver Business Park**

I propose that a commercial business park be developed in the Culver, IN area<sup>1,2</sup>. The park would consist of multiple buildings with multiple office and office/warehouse spaces in each one. I conducted a due diligence search for such a commercial building in Marshall and adjacent counties. I found none.

The criteria of the business park is based on similar facilities in Chicago and discussions with others. I have discussed the park with many business men and women who share my interest. I sketched several plans and then retained an architect<sup>3</sup> to formalize the plans for presentation.

Two sites in the Culver area on which to build the park were chosen<sup>4</sup>. Site A is on SR17 between Jefferson and Mill Streets<sup>5</sup>. Site B is on SR17 about 200' north of Jefferson Street<sup>6</sup>.

An investor or investor group is requisite to give rise to the Culver Business Park. It could be "Built-on-Spec" or "Built-on-Commitment"<sup>7,8</sup>.

The Culver Business Park concept could be generally promoted directly to surrounding communities, through the newspapers, Realtors, direct mail, etc. A specified contact list of investors & investor groups could be developed for direct presentation.

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### **Site Attributes**

- Paved roads & parking lots.
- Landscaped within areas.
- Maintenance building.
- Security lighting.
- City sewer and water.

### **Building Attributes**

- Single story.
- 22,090 sq ft.
- Outside parking.
- Vertical, steel walls with window high brick facade.
- Steel roof with 5' overhang which creates covered walkway around three sides of building.
- 3' and 4' exterior and interior fire doorways.
- All weather double glazed non-opening windows.
- Reinforced, non-sweat, sealed concrete floors.
- Sprinkler system.
- Common shipping and receiving docks:
  - Outside, heated driveway, depressed dock with weather dock seals, overhead door and dock leveler.
  - Street level dock with overhead door.
- 10 Office Suites E-N:
  - Total Area: 255 sq. ft.
  - 9' ceilings.
  - Commercial carpet.
  - Lighting: In ceiling, (6) 4' x 4' bulb fluorescent fixtures.

- Warehouse space: 1,251 sq. ft.
    - 20' ceilings, 18' clear.
    - 3' door to common shipping & receiving area.
    - 6' overhead door to common dock.
    - Lighting: In ceiling, (12) 4' x 4-bulb fluorescent fixtures.
    - Rest Room: 48 sq. ft. (within warehouse space).
    - Utility Room: 32 sq. ft. (within warehouse space).
  - 7 Office/Warehouse Suites, B, C,D, O, P, Q, R:
    - Total Space 2,000 sq. ft.
    - Office space: 398 sq. ft.
      - 9' ceilings.
      - Commercial carpet.
      - Lighting: In ceiling, (6) 4' x 4 bulb fluorescent fixtures.
  - Warehouse Space, 1,522 sq. ft.
    - 20' ceilings, 18' clear.
    - 3' door to common shipping and receiving area.
    - 6' overhead door to common dock.
    - Lighting: In ceiling, (16) 4' x 4-bulb fluorescent fixtures.
    - Rest Room: 48 sq. ft. (within warehouse space).
    - Utility Room: 32 sq. ft. (within warehouse space).
  - Utilities:
    - Electrical: 110/220VAC.
    - Gas heating and air conditioning.
  - Communications – All spaces wired for:
    - High-speed internet optic cable.
    - TV: Cable & Satellite.
    - Telephone: Land line service.
  - Rest rooms: (2) public toilets for Office Suites.
  - Kitchenette: Coffee, beverage and snack vending machines, counter with sink and microwave oven.
  - Security:
    - Egress and egress by numeric pad coded lock system.
    - Surveillance, recording cameras inside and outside of the buildings and site.
    - Fire alarm.
    - Smoke detectors, etc.
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## Notes

1. I leased a similar space in Chicago where there are hundreds of such facilities available. Since moving to Culver five years ago my business has grown. I now need to consolidate into one building to handle the expansion. I purchase JAY® Brand Products in bulk and store them in a 3<sup>rd</sup> party warehouses in Chicago. Large orders are shipped directly to customers from there. A limited stock is shipped to Culver where I fill small “pick & pack” orders. My newly expanded line of JAY® Brand POS (point of sale) System Products will have to be handled by the same

method. In addition, light assembly and service repair is required. The effort to conduct business through remote locations is cumbersome and expensive.

My needs are indicative of the needs of other businesses. There are larger buildings available in the area but all are too large and expensive and therefore not feasible.

2. The commercial buildings would have salient features including: Common shipping and receiving area with both depressed and street level docks to accommodate over-the-road 18-wheelers, UPS and FedEx delivery trucks, etc. Office/warehouse suites would have open space for warehousing, light assembly, etc. and ample office space in which to conduct business. Office suites would be available to businesses that need a smaller office space and have the need to be on one level for conducting their applicable work without negotiating stairs or an elevator.

I have spoken to various business men and women in the area with whom I outlined the business park idea. Most expressed an interest in such a facility and would consider leasing space in it.

Some like the intermediate size and cost of the office/warehouse suites. These spaces become even more suitable in conjunction with the common shipping and receiving area where in and out shipments can be easily and quickly handled.

Others are interested in the Office Suites. The street level access is desirable for entering/leaving and bringing items in/out without having to negotiate stairs or elevators.

All were impressed with the amenities including the rest room facilities, kitchenette, and security features.

3. Mary Ellen Jordan, Scarce Rudisel Architects, 120 S. Buffalo Street, Warsaw, IN 46580, Ph: 574-269-1596, Fax: 574-269-2521.
4. The owners of the sites are not involved in my site selections. I'm just using the sites for illustration of the size needed.
5. Four buildings are possible on this site. The entire site is required because there are two registered wet lands that must remain and built around. Sharp looking buildings set in a smartly landscaped property could anchor the redevelopment and beautification of Jefferson Street into downtown Culver. New business would bring new people, new money & new activity into Culver for growth. The Business Park could become a Mecca.
6. Three buildings are possible on this site.
7. Phase 1:
  - a. Purchase site and construct the building on the premise that "if you built it they will come". My comment: The more successful business ventures develop their products and then offer them for sale. This method requires significant due diligence and a disciplined approach up front in order to shed light on the viability of the product.
  - b. Commit to purchase site and construct the building "on-the-come" by obtaining qualified five year lease.

8. Phases 2 and 3 – Construct each subsequent building as the previous building is between 50% and 75% occupied.
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