



THE NEW LINCOLN, NEBRASKA, AIR PARK RAIL CENTER



THE FACILITIES

AN EXCEPTIONAL SITE FOR WAREHOUSE DISTRIBUTION, LIGHT MANUFACTURING, AND ASSEMBLY

Location. Space. Flexibility. Affordability. Business climate. Quality of life. If these things are on your site-selection checklist, the new Lincoln Air Park Rail Center has to be on your selection short list.

With our first 100,000-square-foot building scheduled for completion at the end of 2006, the Lincoln Air Park Rail Center brings all these factors, and more, together in one modern, efficient facility.

CONVENIENTLY SITUATED IN THE CENTER OF EVERYTHING

Lincoln is located in the geographic center of the nation, on Interstate 80. All major Midwestern markets are accessible within a single day's drive. Truckload service is available anywhere in the country within three days. And all domestic destinations are accessible by rail within four days.

These efficiencies can equate to significant savings in both time and money every time you ship or receive goods. And those savings will continue to multiply, year after year.

NEW FROM THE RAILS UP

The Lincoln Air Park Rail Center is a completely new, 60-acre development, which means we can finish space to suit virtually any company's needs. With plenty of room for expansion.

The Center is zoned "Heavy Industrial" and, when build-out is complete, will include up to eight, 100,000-square-foot, precast concrete buildings. There will be two, 50,000-square-foot bays per building, allowing each structure to easily accommodate one or two tenants in its flexible-use space.

Each building will be served by its own rail spur, with four rail doors per bay and eight doors per building. This makes the Center ideal for warehousing, light manufacturing, and/or assembly facilities.

BURLINGTON NORTHERN SANTA FE, AT YOUR SERVICE

From their major rail yard located in west Lincoln, BNSF Railway will be able to provide service to Center businesses on an as-needed basis. So scheduling transportation for any agricultural, industrial, or consumer products, including perishables, will be as easy as it is convenient.

FROM RAIL TO ROAD, AND VICE VERSA

In addition to convenient rail access, the Center is also less than 3 miles from I-80, the nation's only coast-to-coast Interstate. Each building in the Center will provide up to 15 truck docks per bay, with a total of 30 per building. Each bay will also have 4 rail car docks, or 8 per building.

Streets and parking areas are tractor/trailer-friendly. And there will be ample room onsite for additional trailer storage, allowing drivers to "drop and go," minimizing downtime.

Separate employee and visitor parking will also be available for each building and/or bay.

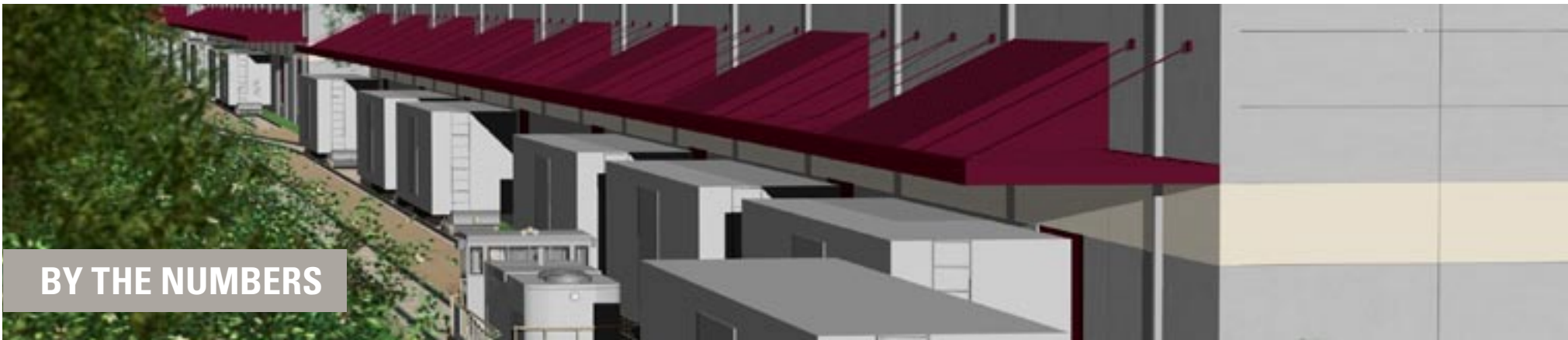
AND, OF COURSE, CONVENIENT AIRPORT ACCESS

As our name would suggest, the Lincoln Air Park Rail Center also provides easy access to the Lincoln Airport. We're just five short minutes to the terminal, where you'll find convenient flights arriving and departing all day, every day, connecting to more than 400 locations.

A PEOPLE-ORIENTED, BUSINESS-FRIENDLY ENVIRONMENT

With approximately 250,000 people, Lincoln combines the friendly ambiance of a small town with the amenities of a major metropolitan area. As the state capital and home of the main campus of the University of Nebraska, Lincoln also provides a broader range of activities than might be expected in a community its size.

Our efficient transportation, stable business environment, and Midwestern work ethic have not gone unnoticed by the business press. *Forbes* magazine has Lincoln consistently in the top 10 among cities our size for "Best Places for Business & Careers." *Expansion Management* magazine listed Lincoln #10 out of 329 metropolitan areas for "Best Places in the U.S. to Locate a Company," as well as giving us a "Five Star Quality of Life Metro" rating. And *Child* magazine rated Lincoln in the top 20% of "Best Cities for Families."



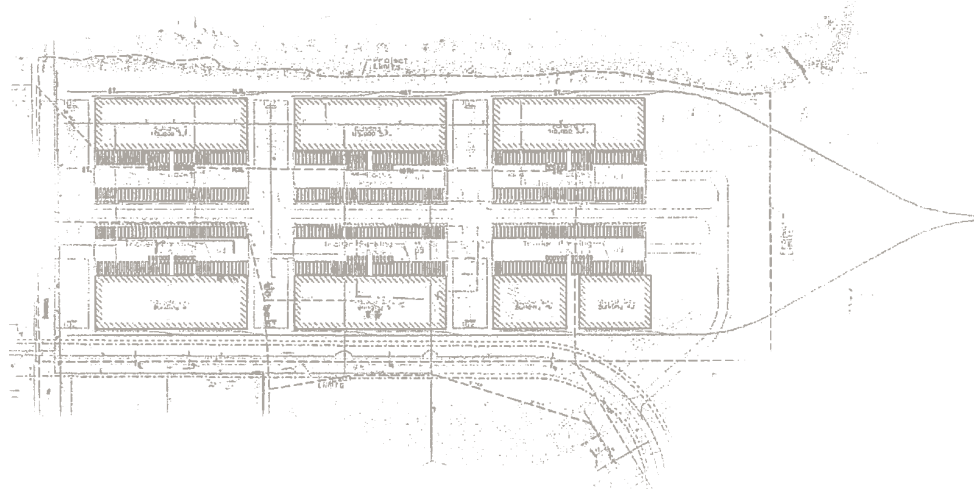
BY THE NUMBERS

THE NEBRASKA ADVANTAGE ACT PROVIDES GENEROUS FINANCIAL INCENTIVES

Also known as LB 312, the Nebraska Advantage Act provides a five-tier system of economic incentives, which increase with the level of investment and the number of jobs created. To learn more about LB 312, visit www.nebraskaadvantage.biz.

AFFORDABLE SERVICES OFFER ADDITIONAL SAVINGS

The modern, energy-efficient design of the Center's new facilities will provide companies with significant savings on heating and cooling costs. Lincoln utility costs, including wastewater services, are also very affordable. In fact, our electricity costs have been among the lowest 10% in the nation for 17 consecutive years.



ADVANTAGES OF LEASING AT THE NEW LINCOLN AIR PARK RAIL CENTER

In addition to having modern facilities, in a great location, with excellent incentives, other advantages of leasing at the Center include:

- Flexible terms from 5 to 30 years
- Room to expand
- A heavy industrial area shared with other industrial tenants
- Broadband Internet access
- Maintenance of all roads, plus the infrastructure and structural components of buildings
- A stable, flexible, government-agency landlord

ABOUT THE LINCOLN AIRPORT AUTHORITY

The Lincoln Airport Authority is a political subdivision of the State of Nebraska. Governed by a five member, elected, Board of Directors the Airport Authority operates independently of City and County government. The Airport Authority has been in existence since 1959 and although it has taxing authority it does not use it and operates as a business meeting all expenses from airport and industrial park revenues. A highly stable operation, the Airport Authority prides itself on being a fair, flexible and responsive landlord.

CONTACT US FOR MORE INFORMATION

For additional information about Lincoln Air Park Rail Center, contact **John Wood, Executive Director of the Lincoln Airport Authority**, at 402-458-2400, or jwood@lincolnairport.com. Realtors representing the Center are **Steve Uttecht of Greenleaf Properties**, 402-467-1234, and **Monte Froelich of U.S. Property Management**, 402-475-8776.

If you'd like more information about business in Lincoln, or in Nebraska, visit:

The Lincoln Chamber of Commerce at www.lcoc.com

The Lincoln Partnership for Economic Development at www.lincolncedev.com

The Nebraska Department of Economic Development at www.neded.org