William D. Schuck
President and CEO
The Schuck Corporation
TransPort is a master planned environment designed to provide business engaged in national and global commerce, a strategic advantage in tomorrow’s marketplace.
The Facts about TransPort

- 6,300 acres
- 6 miles southeast of DIA
- Surrounds Front Range Airport
  - Largest General Aviation Airport in region
- Intermodal Facility - Air, Rail, Ground
  - 5 miles of UP track runs through TransPort
  - Access to I-70, I-225, I-25, I-76, and E-470
  - Through-the-fence agreement with FRA
Largest Business Parks
Comparison of Acreage

<table>
<thead>
<tr>
<th>Business Parks</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Majestic Commerce Center</td>
<td>600</td>
</tr>
<tr>
<td>Denver Tech Center</td>
<td>920</td>
</tr>
<tr>
<td>Interlocken</td>
<td>963</td>
</tr>
<tr>
<td>Inverness Business Park</td>
<td>980</td>
</tr>
<tr>
<td>Gateway Park</td>
<td>1,000</td>
</tr>
<tr>
<td>Meridian International Business Center</td>
<td>1,450</td>
</tr>
<tr>
<td>Total Acreage:</td>
<td>5,913</td>
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</tbody>
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Development Philosophy
Facilitate Global Business Strategy

- Maximize productivity, increase value
- Immediate access to ground, air, and rail
- Proximity relationships
- Growth opportunity, training, work force
- Immediate demand + future expansion
- Pro-active infrastructure, hi-tech expansion, balance between growth and open space
Where does it start and how does it progress?
Logistics Strategies

• Enterprise resource planning solutions
• Transaction-based process integration
Logistics Strategies

- Modern manufacturing & distribution facilities…fused with:
  - Multimodal transportation
  - Advanced telecommunications
  - Sophisticated materials-handling
  - Commercial support services that link tenants to domestic and international suppliers and customers
Importance of Trucking

• 70% of freight travels by road
• Truckers account for 80 cents of every $1
• Colorado - 1 out of 11 workers
• 76% of all Colorado communities are solely served by truck
• 86% of all manufactured goods in Colorado moves by truck
• Trucking pays $4.5 billion in salaries
Importance of Rail

- 40% of nation’s intercity freight
- 70% of domestically produced vehicles
- 64% of nation’s coal to generate 36% of nation’s electricity
- 40% of nation’s grain
Importance of Rail

- Fuel efficiency
- Convenience and partnerships
- Improved air quality
- Reduced traffic congestion
- Innovative technology
  - Doublestack
  - RoadRailers
Importance of Air

- E-commerce fulfillment
- Just-in-Time supply chain
- Reverse logistics facilities
- Express air cargo
- Logistical backbone of the new economy
How it all fits together
Just-In-Time

A. Pre-painted Bodies
B. Transfer Point to Assembly
C. Sequenced assemble point
D. Supplier’s sequenced production start
E. Delivery point
F. Feedback to supplier’s point D.
Use of Intermodal Facilities in the Distribution System
The Need for TransPort

- Demand for central distribution & logistics
- Just-in-Time industry
- Need to cut Order Entry Cycle
- Alternative energy availability
- Global Access to markets/capital
- Reduce pressure on nations sea ports
- Out-bound capacity by logistics channels