

NAIDESCO

Rock City Video on
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ROCK CITY ADMIRAL PARKWAY DEVELOPMENT



Uses Include:

Warehousing
Manufacturing
Food Processing
Freezer / Refrigeration
Data Storage / IT Solutions

5,000-5,000,000 SF Available

40% more energy efficient vs. above ground facilities
25' to 40' ceiling / 50' to 60' column spacing
Earthquake proof / EMP proof / weather proof
On-site 1500 KVa transformer / 70 MW potential
Dual fiber feeds / 10 Gps potential
Low water cost / huge water capacity

Leasing By

NAIDESCO

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314 517 6739 Mobile

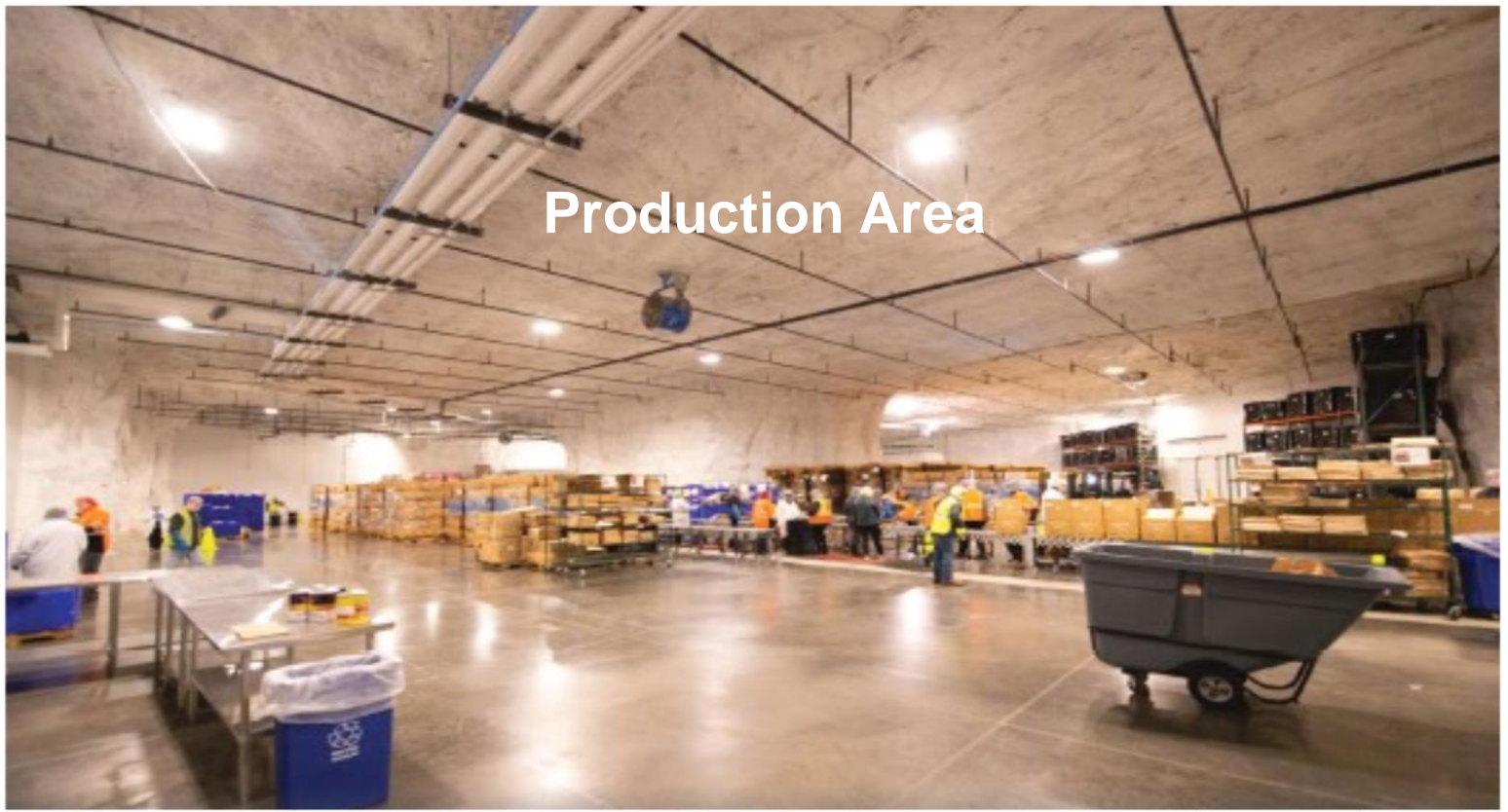
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Production Area



Clean Room Production

Underground Advantages

Low energy cost

- Constant 58 degrees ambient temp
- Constant humidity

Low cost, huge water capacity

- 100 million gallon in-cave lake
- Underground aquafer
- City Water

Low cost maintenance

- No roof repair and replacement
- Interior streets maintained by city
- Minimal landscape / snow removal

Low electrical cost

- Lowest 10% in nation (\$.05 / kwh)
- Near power plants with capacity
- Near major transmission lines

Property tax on interior finish only

Available Tax Incentives



Loading Docks



Class A Office Finish

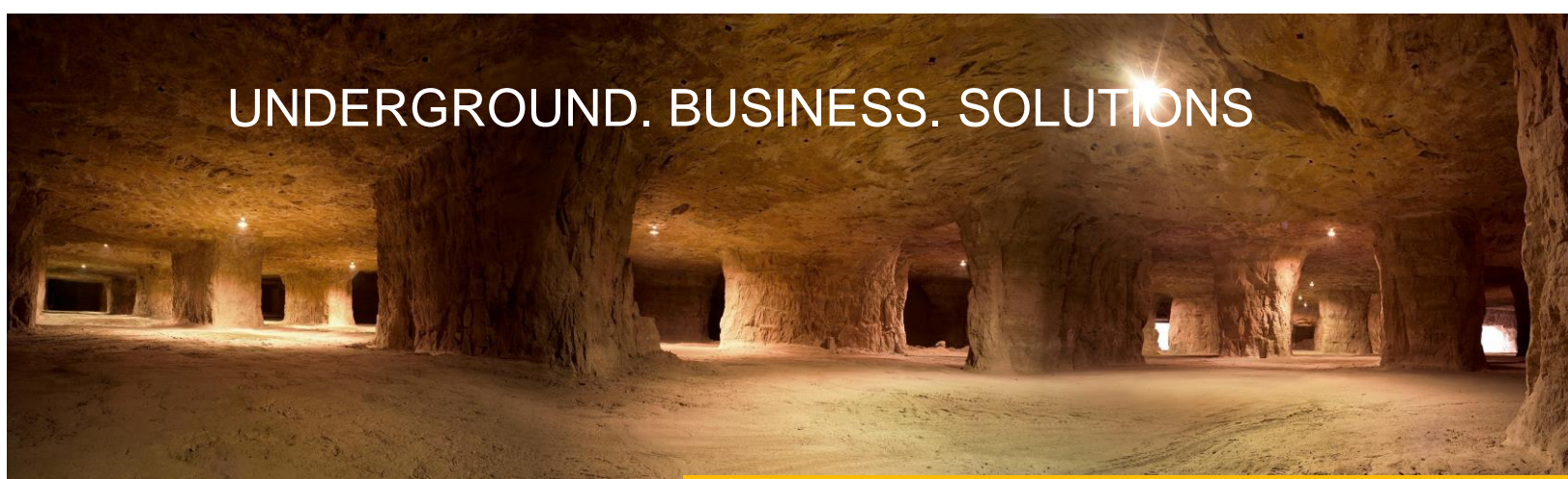


ROCK CITY
TAKE YOUR BUSINESS UNDERGROUND
ADMIRAL PARKWAY DEVELOPMENT



Indoor Parking

UNDERGROUND. BUSINESS. SOLUTIONS

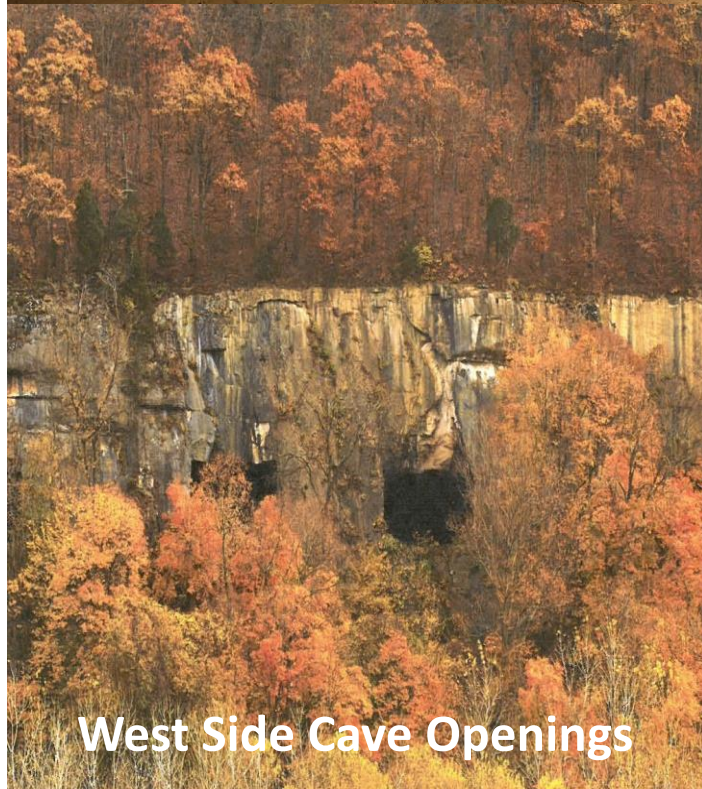


Rock City is a cave resulting from limestone mining starting in the late 1800's. Many commercial caves require tenant's facilities below ground, sometimes by 100 feet or more.

Rock City is built into the Mississippi River bluff. The floor remains level from the East-side entry, across the interior to the West-side openings overlooking the farm fields 50 feet below.

The West side openings, combined with the level topography, allows natural air flow through-out the cave system.. Cars and trucks operate within the cave without the need of costly and noisy ventilation systems to maintain air quality.

High ceilings, wide column spacing, natural air-flow, low operating cost and disaster proof attributes make Rock City a truly unique facility that must be experienced to appreciate.



West Side Cave Openings

1429 Boulder Blvd.
Valmeyer, IL 62295



Entrance to National Archives