

**NAIDESCO**

Rock City Video on  
[www.naidesco.com](http://www.naidesco.com)

# 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**

Kevin McKeon, CCIM

314 994 4287 Direct

314 517 6739 Mobile

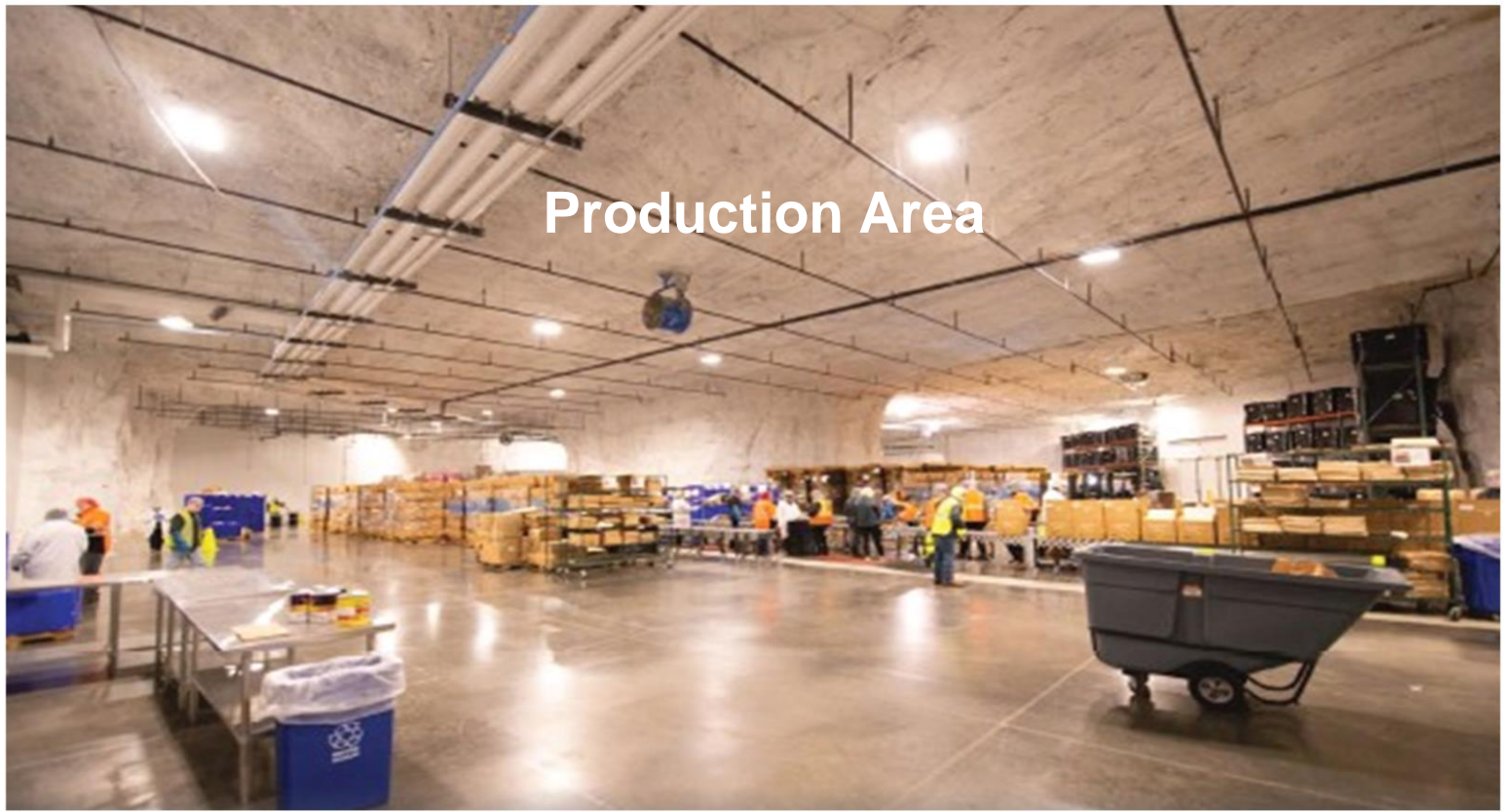
[kmckeon@naidesco.com](mailto:kmckeon@naidesco.com)

Dan Hayes

314 994 4068 Direct

314 401 4944 Mobile

[dhayes@naidesco.com](mailto:dhayes@naidesco.com)



## 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% cost in nation
- Near power plants with capacity
- Near major transmission lines

#### Property tax on interior finish only

#### Available Tax Incentives



Loading Docks



Class A Office Finish

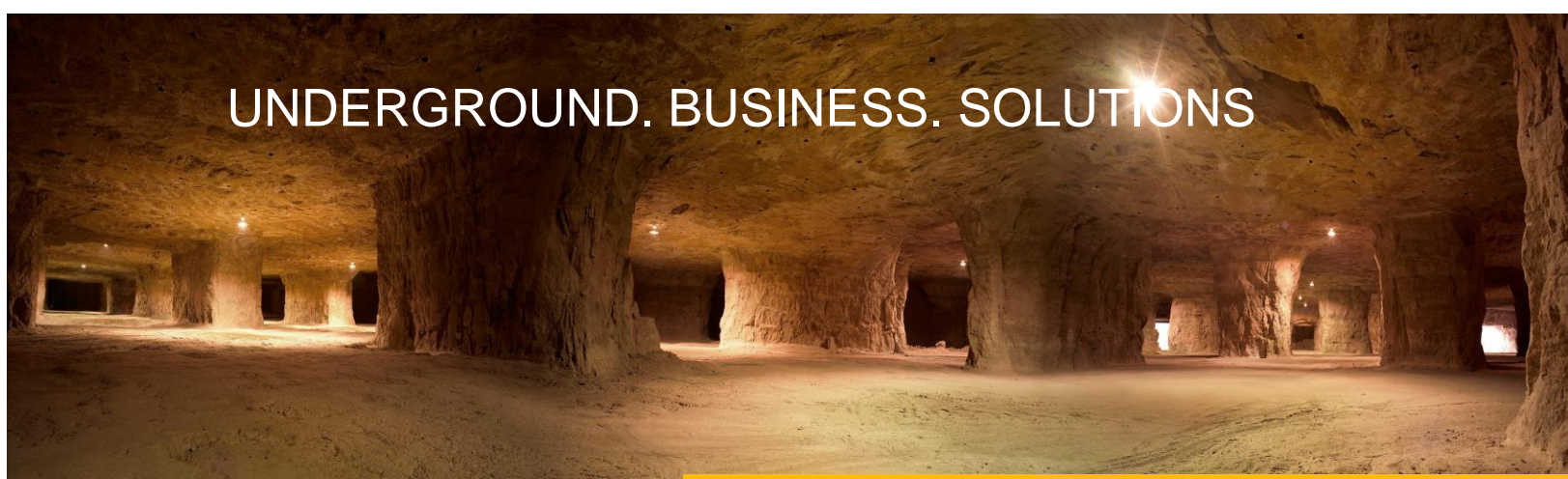


**ROCK CITY**  
TAKE YOUR BUSINESS UNDERGROUND  
ADMIRAL PARKWAY DEVELOPMENT



Indoor Parking

# UNDERGROUND. BUSINESS. SOLUTIONS

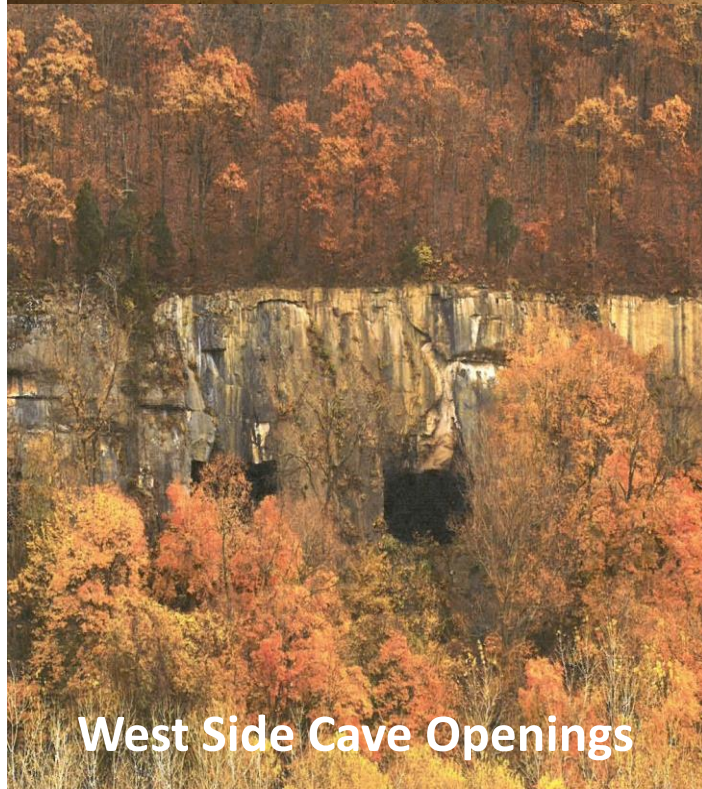


Rock City is a cave resulting from limestone mining starting in the late 1800's. Many commercial caves require tenant's facilities below ground, sometimes by 100 feet or more.

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