

# KAIROS DEVELOPMENT CORPORATION

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## Facility/Site Requirements

Site acreage: 12  
Facility square footage: 260,000  
(Food Grade)  
Acquire real estate: Lease or Purchase

## Facility Specifics

### Manufacturing/Warehouse

Square Footage: 260,000  
Ceiling Height: 12'-42'  
Bay size or column spacing: Clear Span or Columns

### Office (in lower ceiling warehouse space)

Square Footage: 95,000  
Ceiling Height: 12'

### Site:

Interstate Access: Interstate Access  
Interstate Access: 1.6 Miles from I94  
Downtown Access: 2.5 City Blocks  
Airport Access: Yes  
Airport Access within: 3 Miles  
Rail Service: Yes  
Rail Service Nearby: Yes  
Rail Service Door: Two  
Truck Door: Yes  
Number of Truck Doors: 24  
Drive-in Door: Yes  
Number of Drive-in Doors: 8  
Parking Spaces: 500  
Sprinklers: Yes (Wet may be added)  
Zoning: Heavy Industrial

### Population:

Surrounding Population: 96,000+  
Trade Area: 135,000+  
650,000-750,000

## Utilities

### Water (City of Billings & 5 Wells)

Water: 4" & 8" Mains  
Wells: 1,379 Acre Ft

### Sewer:

Sewer: 16" Main

### Gas (Natural w/ MDU)

Gas: Yes

### Electricity (NorthWestern Energy)

Volts: 480  
Amps: 2000-7500  
Three Phase: Yes