

# **FOLEY BEACH EXPRESS PROJECT PROPOSAL**

## **BALDWIN COLD LOGISTICS**

## **BALDWIN COMMERCIAL SOLUTIONS**

### **I.BALDWIN COLD LOGISTICS**

The proposed project for building a cold storage is planned to serve the increasing need for this service in the county, where there is no cold storage facilities available in the county and the closest cold storage facility available is by the port of Mobile and port of Pensacola.

The facility will be built in 2 phases the first phase will constitute a 30,000 sq. ft. freezer and 5000 sq. ft. refrigerator, which has the engineering plans to expand to 60,00 sq. ft. freezer in the future as per the market needs.

The project will create about 15 -20 jobs in average and will be serving the whole charter shrimping/fishing companies, restaurants and other farmers needs for storing their products.

### **II.BALDWIN COMMERCIAL SOLUTIONS**

The proposed project is designed to build 100-120 a mix of attached and detached **flex office space** between 1600 - 1800 sq. ft. units, with 2 story units a warehouse first floor and an office space on the second floor.

As a big box storage facility owner, I observed over the last few years the exponential increase in small businesses need for flex office space that includes a warehouses and an office space at the same place, and due to the shortage of such a product in the county, this has led most small businesses to work out of storage units which is designed for the purpose of RV/boats storage to be 16 feet

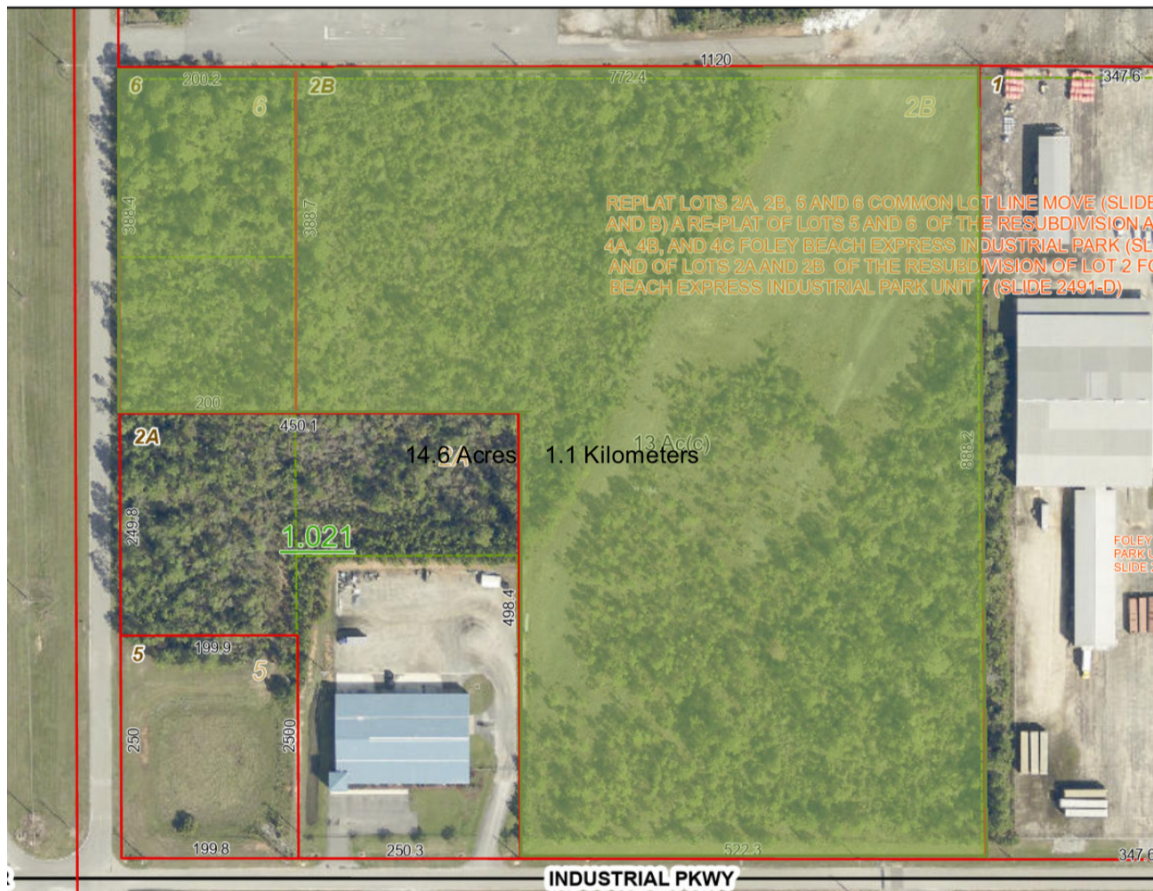
high which is a wasted unused space for this businesses, flex warehouse with 12 feet high units will allow small business to make the best of their rentable space including storing and management areas all in one.

The units will be designed to accommodate small businesses and startups (Landscaping, HVAC, plumbers, electricians....etc.) with a 800-900 sq. ft. warehouse in the first floor with half bathroom and an office space in the second floor including 2 offices, a lobby, a kitchens and a full bathroom.

This project will host around 100 to 120 small business which in average of 3 jobs per business so it would be hosting about 360 jobs in one commercial subdivision in the central area of the county which would be a perfect location for such small businesses.

Please find attached are pictures of the proposed location and the renderings for both projects.

Thank you for the consideration.



## Viewer Map

