

**Is A Virtual Spec
Building An Option
For Your
Community?**



Next Move Group
We Are Jobs



Most Recent Virtual Spec Building Success Story








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





Most Recent Virtual Spec Building Success Story


Clinton MO Virtual Spec Building Project


 **Mark Dawson** <mark@clintonmo.com>

To  Chuck Sexton;  Chad Chancellor;  Alex Metzger;  Tim Weston (tweston@jescoinc.net)

Cc  Joe Fangman (joe.fangman@evergy.com);  Lisa Franklin (lisa.franklin@evergy.com);  John Engelmann (john.engelmann@evergy.com);  Ebony Clemons - Westar Energy (ebony.clemens@evergy.com)

Wed 6/8/2022 2:00 PM

 You replied to this message on 6/13/2022 11:59 AM.

 Press Release Transcontinental Packaging Clinton Press Release Letterhead 6 7 2022 (003).pdf
183 KB

Good afternoon: I wanted to follow up and give everyone a big shout out!

We are happy to announce that TC Transcontinental Packaging has purchased our 30,000SF Spec building. This was a long empty investment that by using your virtual spec building program and a lot of guidance from Tim, we were able to use the tool for local plant management team to show the building and what it could look like expanded. What made this more unique is their corporate team is in Montreal so dealing with language issues and distance was difficult. The pricing tool was good to compare vs other contractors so for budgetary needs, we had numbers and time.

In the end they decided to keep the building as 30,000SF and then add their existing plant that is literally across the street by 75,000sf. This allowed better use of the flexible packaging existing facility and freed up 30,000 SF. The spec building will become warehouse space for the project. The company sees other investments in the near future and we are on course this year to hopefully see about \$75 Million in new CAPEX projects and around 150 new manufacturing jobs in Clinton. This will be TC's flagship plant among their 26 plants worldwide. The campus will be 235,000SF when completed.

We end up with 105,000SF of new manufacturing and warehouse space and the largest CAPEX in our community history. We are not allowed to give the CAPEX number from TC but it was sizeable for our community for sure.

The investment that EVERGY made in this project along with City of Clinton, and our local IDA was huge in making this deal happen. I greatly appreciate you believing in us and this is the way projects should work.

Too bad you guys are so far away or we could celebrate! Thanks Next move Group and JESCO Construction for helping the old guy out!

Thanks again.....

Mark W. Dawson, CEC
Economic Development Director
Greater Clinton Area Chamber of Commerce
[200 South Main Street](https://www.clintonmo.com)
[Clinton, MO 64735](https://www.clintonmo.com)
660-492-6344
mark@clintonmo.com
www.clintonmo.com



Most Recent Virtual Spec Building Success Story



Dynamic Building Calculator Clinton, MO

88,000 SQ. FT. FOOD AND BEVERAGE BUILDING 105,000 SQ. FT. GENERAL MANUFACTURING

210,000 SQ. FT. REGIONAL DISTRIBUTION

Estimated Budget
\$26,900,000

Time to Build
12 Months

Ceiling Height: Floor Thickness:

Exterior Finish Options (Metal/CMU): Employee Parking:

Dock Doors - 8 Add Office SF in Production Area - 0

88,000 SQ. FT. FOOD AND BEVERAGE BUILDING



[Download Pre-Designed Base Drawings and Building Plans](#)

Our Funding Partners:



Contact Info
Mark W. Dawson, CEcD
660-492-6344
mark@clintonmo.com




Most Recent Virtual Spec Building Success Story

RE: Clinton MO Virtual Spec Building Project



Mark Dawson <mark@clintonmo.com>

To Chad Chancellor

 You replied to this message on 6/21/2022 10:54 AM.



Mon 6/13/2022 12:34 P

Hey Chad: Just got off Podcast with Chuck.

For one it would be me, I want to look at adapting the 108,000SF building using our existing Spec Building. Now that it is sold we need to revamp the drawings and scope so it doesn't show our former Spec building stuff. Still not sure on size as of yet.

Give me a day or so and I think our story might help some. Kind of, if Clinton can do it, we sure can do it!

MD



Who Is Next Move Group?



Next Move Group
We Are Jobs

JOIN OUR MOVEMENT TO GROW THE AMERICAN ECONOMY

Which Focuses on Creating Economic Growth for **Small to Mid-Sized** Companies, Communities, and Nonprofit Organizations

LEARN MORE



We are Driven to Create Economic Growth for Small to Mid-Sized Companies, Communities, and Nonprofit Organizations Because We Believe They are Vital to the American Economy

So, We Choose to Be a Leader in Helping Small to Mid-Sized Companies Secure the Same Tax Incentives Large Companies Leverage to Create Jobs

And, We Recognize the Importance Small to Mid-Sized Communities and Small to Mid-Sized Nonprofits, Including Those in Large Metro Areas, Play in Creating Economic Growth

www.thenextmovegroup.com



Our Team



**CHAD
CHANCELLOR**
Co-Founder

**ALEX
METZGER**
Co-Founder

**CHUCK
SEXTON**
CEO

**IVY
STANLEY**
COO

**BRITTANY
MCCOY**
RECRUITER

**ALLYSON
KNAPP**
OPERATIONS MGR.

**CAROLINE
FEW**
MARKETING DIR.



- 3 Staff Members Have successfully ran ***Local Economic Development Organizations***
- 2 Staff Members Graduated from the ***University of Oklahoma's Economic Development Institute***
- 2 Staff Members Have Served on State and Local ***Economic Development Leadership Boards of Directors***
- 1 Staff Member Has ***Master's Degrees in Economic Development***
- 1 Staff Member Was Named a ***Top 40 Under 40 Economic Developer by DCI***
- 1 Staff Member Completed the Prestigious ***Goldman Sachs 10,000 Small Businesses Accelerator Program***



Sampling of Our Economic Development Clients By Type:

Sampling of municipal search clients:



Sampling of Chamber of Commerce search clients:



Sampling of Public-Private Partnership search clients:



Sampling of port search clients:



Sampling of public IDA search clients:





Sampling Of Our Site Selection Clients



Companhia Siderúrgica Nacional



Polymer Logistics



REDGUARD®



Sterling
PACKAGING



Sampling Of Our Clients



- 50 employees
- Winnipeg, Canada, HQ

Exciting day in [#Monroeville](#) as they broke ground on a new Sterling Packaging facility. Glad my staff was on hand! [al.com/news/index.ssf...](#)





Sampling Of Our Clients



Companhia Siderúrgica Nacional

- \$8 billion/year revenue
- 20,000 employees
- Brazilian HQ
- Chicago US HQ

The Company



One of the most efficient integrated steel-producing complexes in the world, CSN operates in five strategic sectors of the economy: **steel**, **mining**, **logistics**, **cement** and **energy**. Currently, among its assets, the company has an integrated steel mill; five plants, two of which are abroad; iron ore, limestone, dolomite and tin mines; a strong distributor of flat steel; port terminals; interest in railways; and interest in two hydroelectric plants. With firm and innovative management, the company believes in the entrepreneurial strength of domestic capital and the enormous potential of Brazilian competitiveness in the steel industry.

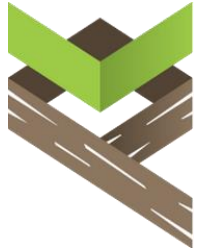
A multinational proud of its Brazilian origins, the company believes and invests in the country. With a labor force of more than 20,000 employees, it successfully faces the challenges of a globalized economy.

Founded in April of 1941, CSN was the first integrated flat steel producer in Brazil – a landmark in the country's industrialization process. Its steel enabled the creation of the first national industries, which were the birthplace of the current Brazilian industrial park. Privatized in 1993, the Company has, since then, modernized and diversified its activities. CSN has a **sustainability vision** that increases the efficiency of industrial processes and establishes gains with a business model based on the **circular economy** concept, which binds together all stakeholders in a chain of value generation. The company has a management focused on the development of its teams and harmonious coexistence with the communities in the cities where it operates, both in Brazil and abroad.

The group is present in 18 Brazilian states and in another two countries – Germany and Portugal. Its shares are listed on the stock exchange of São Paulo **BM&FBovespa** and New York **NYSE**



Sampling Of Our Clients



Polymer Logistics

- \$100 million/year revenue
- 220 employees
- Israeli HQ
- Los Angeles USA HQ

Polymer Logistics Opens New Service Center In Portage, Indiana

 Polymer Logistics  Retail & FoodService  November 11, 2016



Portage, IN – Polymer Logistics, a retail ready packaging company, held a ribbon cutting ceremony for its state-of-the-art 75,000 sq. ft. logistics and distribution center in Porter County today. Located at 6750 Daniel Burnham Dr., Portage IN, the new facility will create more than 40 new jobs.

“This facility helps us complete our nationwide network of service centers that will provide our customers with the highest level of performance. We greatly appreciate the support we’ve received from the community and

look forward to a successful operation here in Portage,” said Fred Heptinstall, CEO North America for Polymer Logistics.

Attendees at the grand opening heard from local officials, as well as executives from Polymer Logistics and the owner of the building.



Sampling Of Our Clients



REDGUARD®

- \$100 million/year revenue
- 250 employees
- Wichita, Kansas, HQ





Sampling Of Our Clients

SCHAEFFLER

- \$14/billion year revenue
- 83,000 employees
- German Based
- US HQ in Wooster, Ohio





Our Partner



JESCO, Inc.
Construction



CBC INGS AMERICA, Inc. »



Cooper Tire & Rubber Company »



Grammer, Inc. »



Hyundai Motor Manufacturing »



Martinrea Fabco »



Mercedes Benz Sprinter Van Facility »



Mercedes-Benz Assembly Plant »



Nissan North America »



North American Lighting, Inc. »



Our Partner



JESCO, Inc.
Construction



AIRBUS »



Aurora Flight Sciences »



GKN Aerospace »



MAAS Paint Hangar »



Montgomery Regional Airport »



Our Partner



JESCO, Inc.
Construction



Ashley Furniture Industries »



Baldor Electric »



Caterpillar, Inc. »



Electrolux »



H M Richards »



LASCO Fittings, Inc. »



Norbord »



Risk Free, Virtual Spec Building



Next Move Group
We Are Jobs



Risk Free Virtual Spec Building



Dynamic Building Calculator England Airpark

50,000 SQ. FT. GENERAL MANUFACTURING

62,000 SQ. FT. HANGAR

200,000 SQ. FT. REGIONAL DISTRIBUTION

Estimated Budget
\$17,250,000
Time to Build
12 Months

Exterior Finish Options (Metal/CMU) Employee Parking
Concrete Masonry Asphalt Applied to Stone Base

Fire Protection
Yes (Base)

+/- Hangar Overall SF 62000 Add Office/Bathroom SF 9800

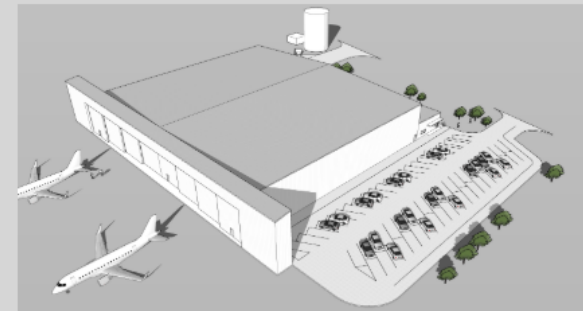
Add Kitchen/Shop SF 0 Add Fabrication Shop SF 0

Add Painting Shop SF 0 Add Airframe/Engine/Aero Repair SF 0

Add Battery Service SF 0 Add Interior Repair SF 0

Add Nondestructive Testing Lab SF 0

62,000 SQ. FT. HANGAR



Download Pre-Designed Base Drawings and Building Plans

<https://thenextmovegroup.com/alexandriavb>



Dynamic Building Calculator England Airpark

50,000 SQ. FT. GENERAL MANUFACTURING

62,000 SQ. FT. HANGAR

200,000 SQ. FT. REGIONAL DISTRIBUTION

Estimated Budget

\$17,250,000

Time to Build

12 Months

Exterior Finish Options (Metal/CMU)

Concrete Masonry

Employee Parking

Asphalt Applied to Stone Base

Fire Protection

Yes (Base)

+/- Hangar Overall SF 62000



Add Office/Bathroom SF 9800



Add Kitchen/Shop SF 0



Add Fabrication Shop SF 0



Add Painting Shop SF 0



Add Airframe/Engine/Aero Repair SF 0



Add Battery Service SF 0



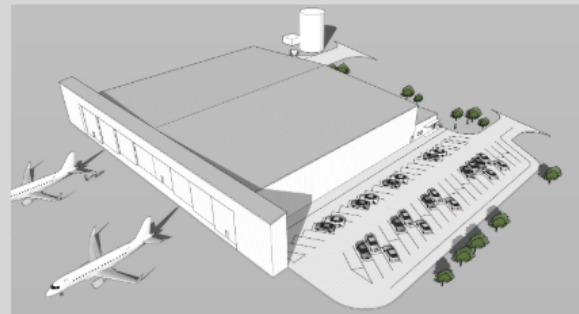
Add Interior Repair SF 0



Add Nondestructive Testing Lab SF 0



62,000 SQ. FT. HANGAR



Download Pre-Designed Base Drawings and Building Plans

Can I use this if I
already have an
empty spec building?

Yes



Dynamic Building Calculator One Harlan County

52,500 SQ. FT. AUTOMOTIVE/GENERAL MANUFACTURING

79,725 SQ. FT. STEEL FABRICATION/AVIATION COMPOSITE

100,000 SQ. FT. HEADQUARTERS / DISTRIBUTION / MANUFACTURING

Estimated Budget

\$3,450,000

Time to Build

8 Months

Ceiling Height	Floor Thickness
32' Clear Eave Height (Base) ▼	6" Reinforced (Base) ▼
Column Spacing	Exterior Finish Options (Metal/CMU)
25'x50' (Base) ▼	Concrete Masonry (Base) ▼
Air Cond. In Production Area	15 Ton Crane Structure 30'x200'
No (Base) ▼	No (Base) ▼
Employee and Trailer Parking	
Stone (Base) ▼	
Dock Doors - 8	Add Office SF in Production Area - 4000

52,500 SQ. FT. AUTOMOTIVE/GENERAL MANUFACTURING



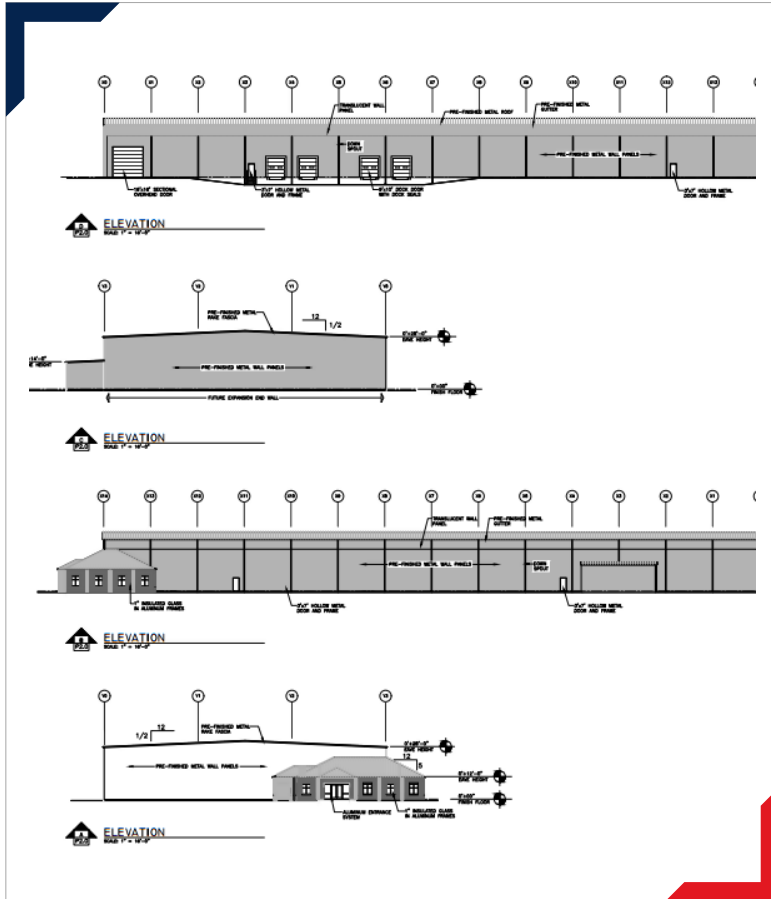
Download Pre-Designed Base Drawings and Building Plans

Over 2,000 potential combinations of options lets your prospect see the cost and timeframe to build the building they want.

<https://thenextmovegroup.com/harlanvb>



Actual Building Plans and Drawings

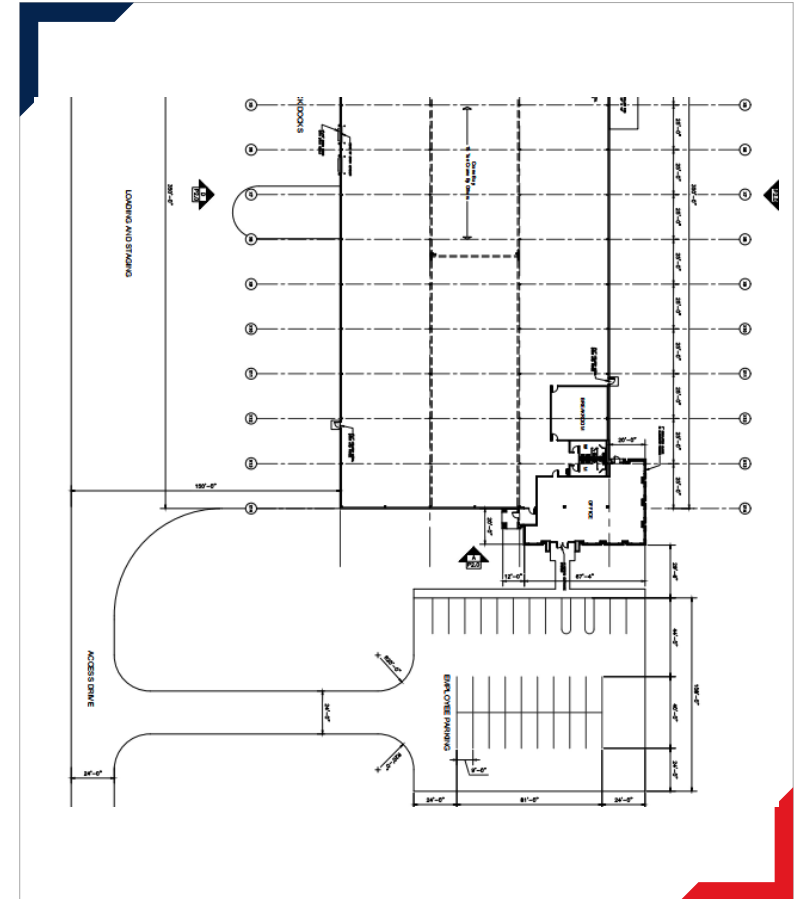


Budget – 52,500 SF Building

JESCO, Inc. proposes to furnish the necessary labor, materials, equipment and project supervision to design and construct a 52,500 SF Building for the budget amount of Two million, one hundred sixty thousand and no/100 dollars (\$2,160,000.00). Our budget pricing is based on the attached clarifications and our best understanding of your needs at this time. We have also attached some voluntary alternates for your consideration.

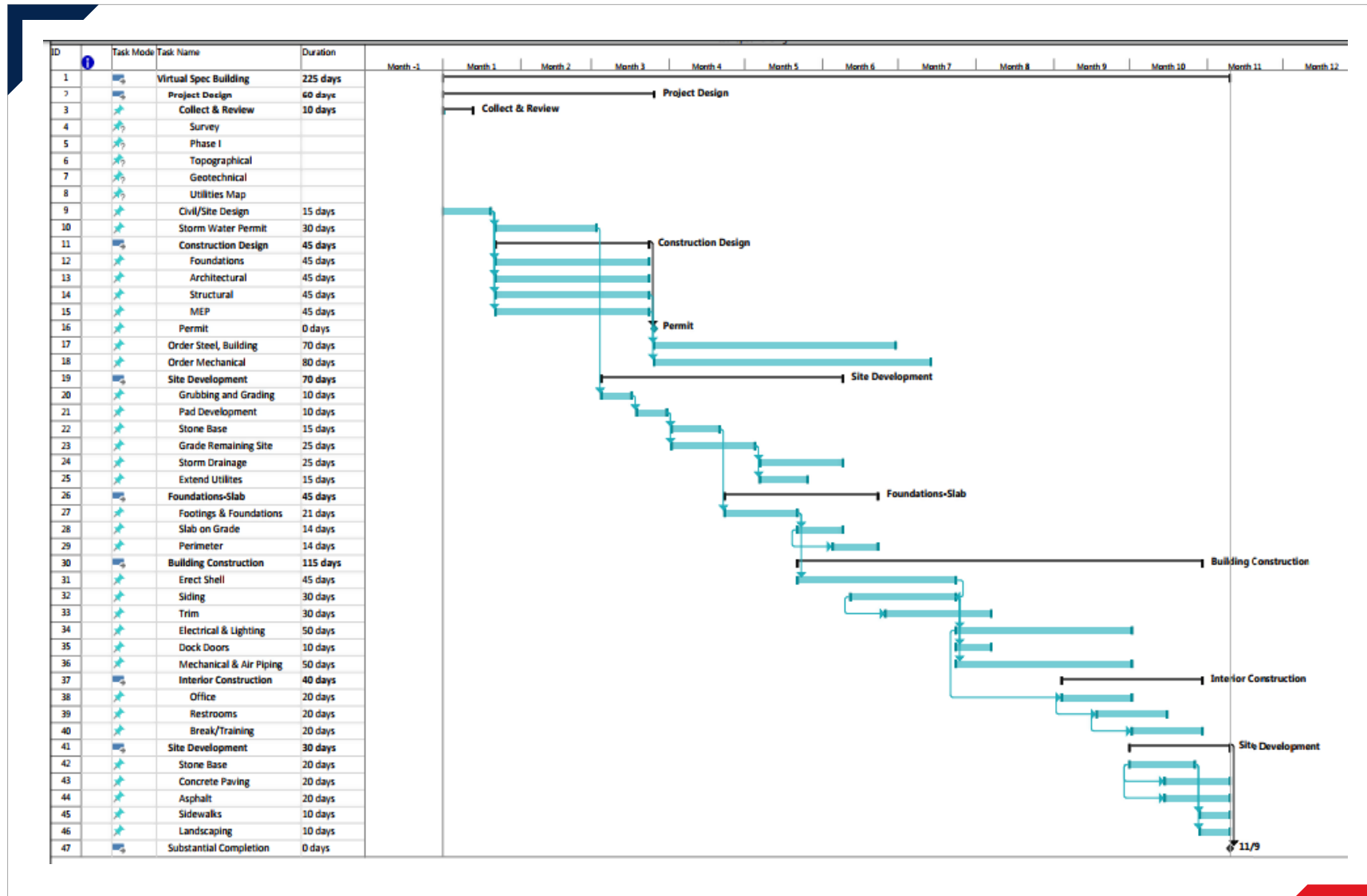
Thank you for allowing JESCO, Inc. the opportunity to offer pricing for this work.

1. We have included 3 1/4% gross receipts tax in our pricing.
2. We have included furnishing and installing the following in our budget pricing:
 - 350'-0"x 150'-0" pre-engineered metal building with 30' clear eave height
 - 2,000 SF office area allowance of \$125/SF
 - 900 SF breakroom area allowance of \$125/SF
 - 450 SF bathrooms/storm shelter area allowance of \$350/SF
 - 400 SF electrical room allowance of \$100/SF
 - 400 SF compressor room allowance of \$100/SF
 - 6" thick 3500 psi concrete slab reinforced with 6x6-6/6 mesh
 - 24 gauge Standing Seam galvalume metal roof
 - 26 gauge metal wall panels (color from standard color chart)
 - Gutters and downspouts
 - 4" vinyl roof insulation
 - 4" vinyl wall insulation
 - 5' wide projection canopy above overhead doors
 - 5' width translucent panels along top of 2 walls (700 lineal feet)
 - Shallow Concrete foundation system for metal building column footings
 - (10) steel bollards at overhead doors
 - (1) set of steel dock steps 4' height
 - One (1) 16'x16' automatic overhead door & (4) 8' x 10' automatic overhead doors
 - Edge of Dock levelers, dock seals, and rubber bumpers at (4) locations
 - Four (4) 3'x7' hollow metal doors and frames with panics and closers
 - Eight (8) 6' x 6' storefront windows and one (1) storefront 3'x7' man door
 - Six (6) 5'x5' wall mounted exhaust fans
 - Six (6) 5'x5' wall mounted louvers





Includes Construction Timeline and Schedule





Who Is Visiting It?



Our Caller ID Web Hit Tracker reveals the names of the companies and their every click on your dynamic building! Imagine knowing the exact prospect on your website and their exact building size and options before you ever pick up the phone to call them!

Visits: 2

Company Location	Contact Details	Company Information
Somerset Kentucky 42503 United States		Industry: Manufacturing Industry Detail: Metal Goods Manufacturers SIC Code: 86900 Employees: 21-49 Founded: 1989
Aug 29 2017 3:11PM	00:00:02	(52,500 Sq. Ft. Building) 15-Ton Crane changed to Yes
Aug 29 2017 3:11PM	00:00:01	(52,500 Sq. Ft. Building) Parking Lot changed to 116 spaces
Aug 29 2017 3:11PM	00:00:02	(52,500 Sq. Ft. Building) Dock Doors changed to 13 dock doors
Aug 29 2017 3:11PM	00:00:01	(52,500 Sq. Ft. Building) Additional Office Space in Production Area changed to 3500 square feet
Aug 29 2017 3:11PM	00:00:05	(52,500 Sq. Ft. Building) Additional Office Space in Production Area changed to 7500 square feet
Aug 29 2017 3:12PM	00:00:07	Viewing 100,000 Sq. Ft. Building
Aug 29 2017 3:12PM	00:00:10	Viewing 200,000 Sq. Ft. Building
Aug 29 2017 3:12PM	00:00:03	(200,000 Sq. Ft. Building) Exterior Finish changed to Tilt Up Concrete
Aug 29 2017 3:12PM	00:00:02	(200,000 Sq. Ft. Building) Ceiling Height changed to 36'
Aug 29 2017 3:12PM	00:00:03	(200,000 Sq. Ft. Building) Floor Thickness changed to 8"
Aug 29 2017 3:12PM	00:00:02	(200,000 Sq. Ft. Building) Parking Lot changed to 170 spaces
Aug 29 2017 3:12PM	00:00:01	(200,000 Sq. Ft. Building) Dock Doors changed to 20 dock doors
Aug 29 2017 3:12PM	00:00:02	(200,000 Sq. Ft. Building) Additional Office Space in Production Area changed to 7000 square feet
Aug 29 2017 3:12PM	00:00:14	(200,000 Sq. Ft. Building) Additional Office Space in Production Area changed to 9000 square feet
Aug 29 2017 3:12PM	00:00:04	Viewing 100,000 Sq. Ft. Building
Aug 29 2017 3:12PM	00:00:02	Viewing 200,000 Sq. Ft. Building
Aug 29 2017 3:12PM	00:00:03	Viewing 100,000 Sq. Ft. Building
Aug 29 2017 3:12PM	00:00:03	(100,000 Sq. Ft. Building) Exterior Finish changed to Tilt Up Concrete
Aug 29 2017 3:12PM		Viewing 200,000 Sq. Ft. Building



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Next Move Group
We Are Jobs



Content to Make Economic Development Organizations More Successful



How Does Economic Development Work?

*\$187 Buy - \$97 Rent
25 minutes, 41 seconds*

Buy or Rent Now



Familiarization Tours. Maximizing Your ROI

*\$117 Buy - \$67 Rent
37 min*

Buy or Rent Now



Differing Roles of Board, Elected Officials, and Economic Development Staff

*\$757 Buy - \$377 Rent
53 min, 01 sec*

Buy or Rent Now



Nonprofit Board Training

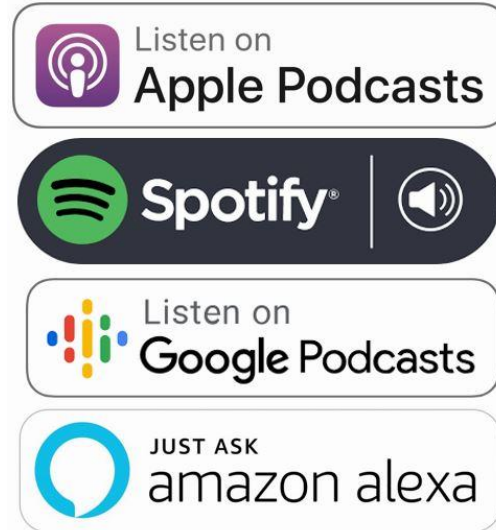
*\$177 Buy - \$117 Rent for 30 Days
30 Minutes, 26 Seconds*

Buy or Rent Now





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800-764-3105

chuck@nextmovegroup.com

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