

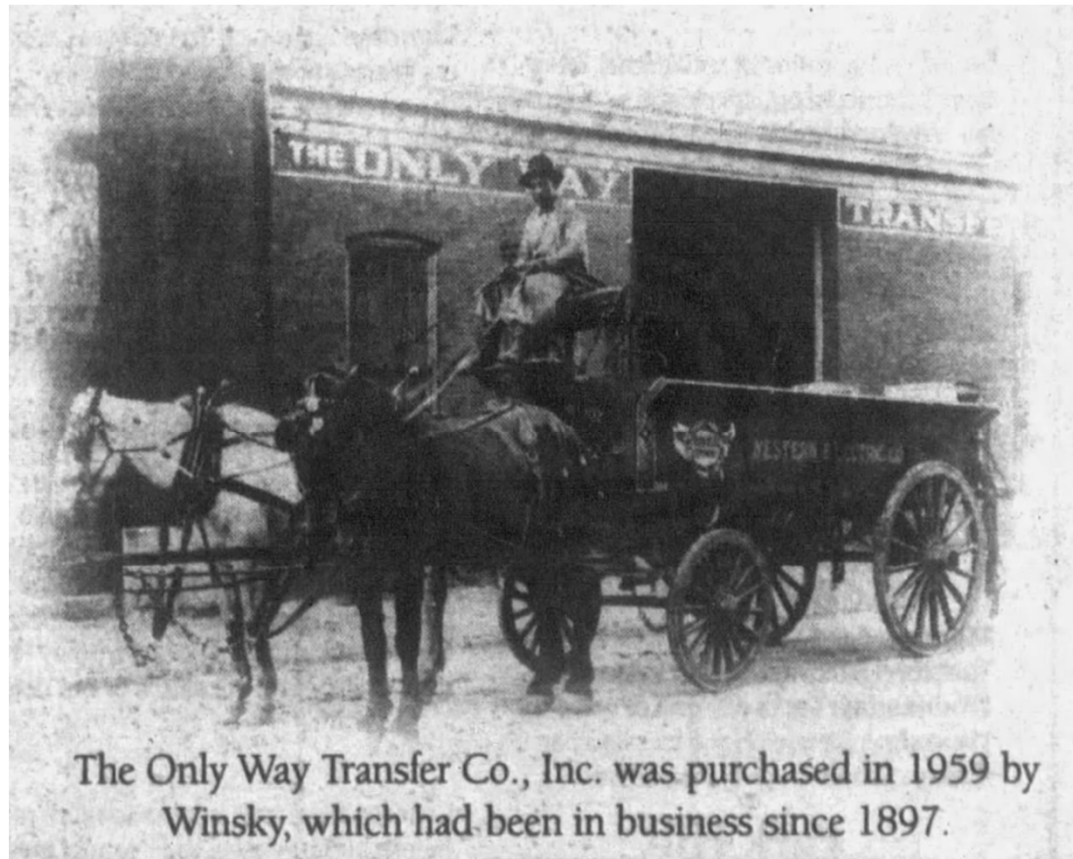


FDRA Trade, Logistics, and Customs Meeting
Logistics Real Estate Update

Nick Nelson, President
Jeremy Austin, VP of Operations

CTW Logistics


Since 1897, CTW has offered warehousing and logistics services. By horse at first.



The Only Way Transfer Co., Inc. was purchased in 1959 by Winsky, which had been in business since 1897.

TO A TRUCKING POST.
Owners Association Elects
R. L. Winsky President.

Robert L. Winsky, president of the Consolidated Transfer & Warehouse Co., has been elected president of the Team and Motor Truck Owners association of Kansas City for the coming year.



Other new officers are Lloyd M. Stock, president of Lloyd's Transfer & Warehouse Co.; J. P. Wagner, jr., president of Wagner Cartage company, and E. J. Swenter, vice-president of OK Transfer company, vice-presidents.

A proud legacy...

man, and Verne Coffey.
Seven men were named in another indictment charging a conspiracy to supply Kansas bootleggers. They were Richard Thomas Myers, Marion Guido Mitchell, Ralph Dunn Winters, Ben O. Corcoran,

Robert L. Winsky, Alyn Edward Mann and Harry E. Manning.
Other indictments returnable here:
Basil Sirna and Tony Treccariche, operating liquor store at 8440 Wyoming street, without license.
John Yount Harding, assistant cashier, bank of Leaton, Mo.

TO NATIONAL JAYCEE OFFER
The Kansas City Star > 21 Jun 1942, Sun > Pa
Kansas. Named Treasurer.



Olathe, Kas.
Mrs. Theresia Richter announces the engagement of her niece, Miss Elizabeth L. Richter, to Mr. Robert L. Winsky, son of Mr. and Mrs. Jack S. Winsky of Kansas City, Kansas. The marriage will take place in the late spring.

📅 Sunday, December 21, 1947

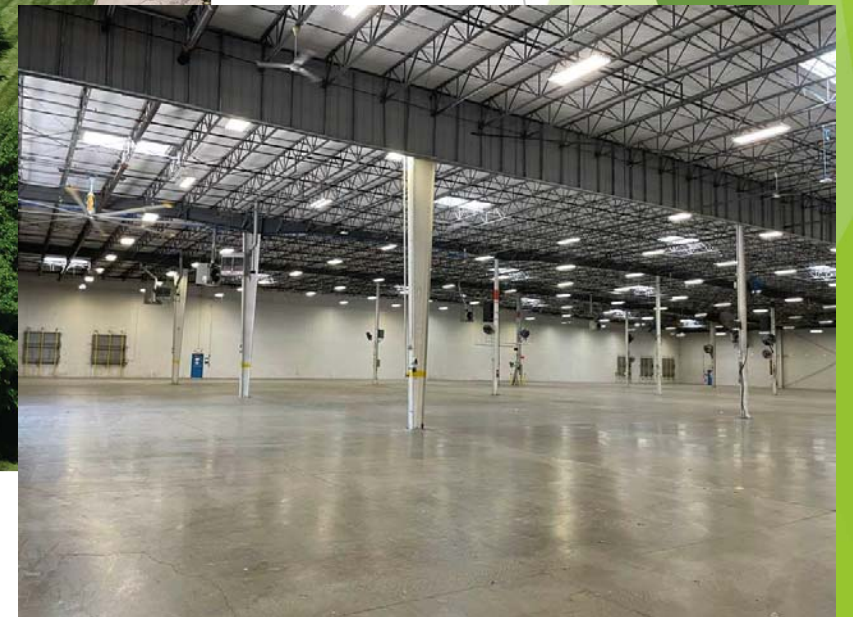
CTW's Kansas City Locations



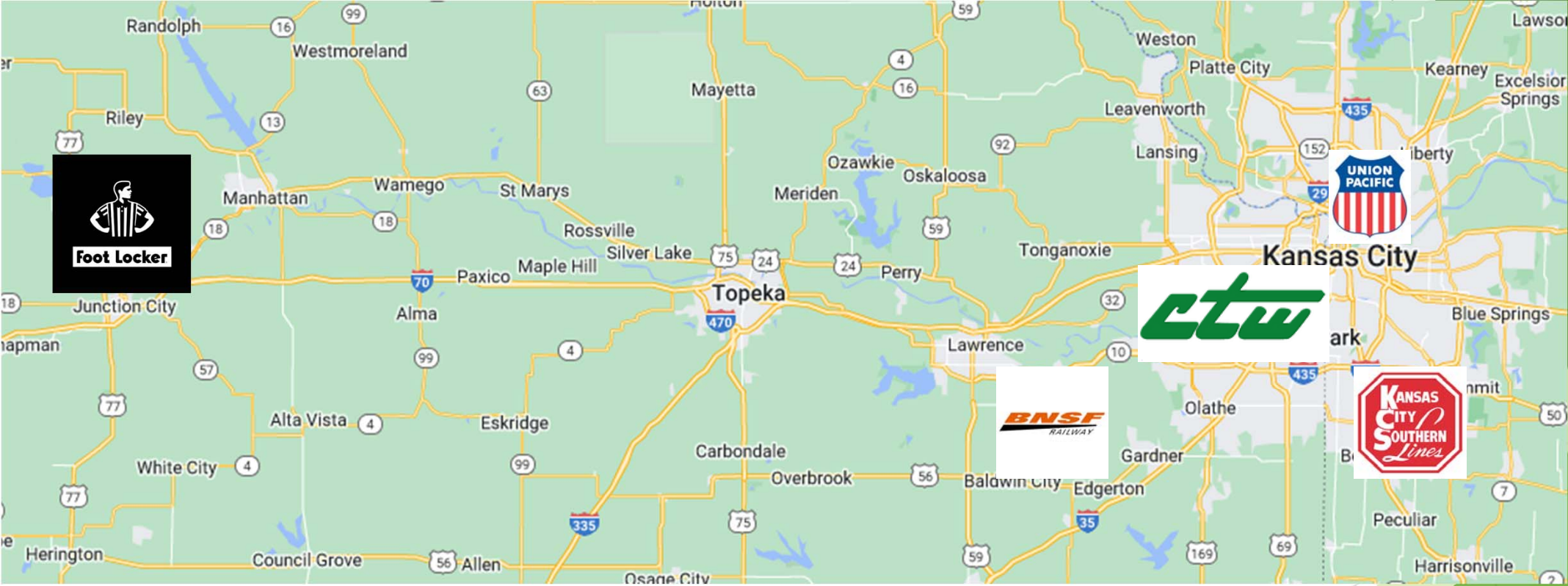
CTW Apparel Fulfillment Center



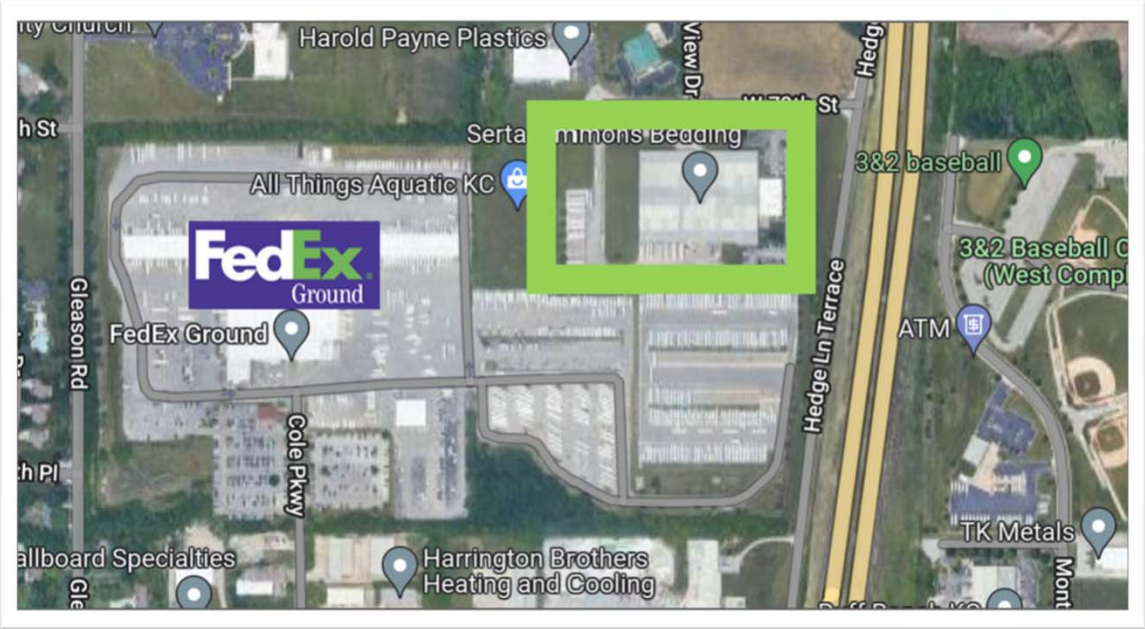
- Divert
- Pallet in/out
- Partial PO
- DTC
- FedEx/UPS



Proximity to Intermodal & Foot Locker



Proximity to FedEx and UPS



Current / Planned



Logistics Real Estate Update

News Boston Industrial

Land-Strapped Industrial Developers Tearing Down Offices For Distribution Centers

August 12, 2021 | Andrew Martinez, Bisnow Boston

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NEWS

North Long Beach industrial property to be redeveloped into large warehouse

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That Big Office Building? It's an E-Commerce Warehouse Now.

Making remote work permanent, forcing developers to convert old office buildings, apartments and other uses

Stos Partners Sells LA County Industrial Asset for \$46M

By Scott Baltic

September 26, 2022

EverWest Advisors, of Denver, has acquired a 182,275-square-foot industrial building in Los Angeles County's San Gabriel Valley for \$45.9 million, Cushman & Wakefield announced on Sept. 23.

The seller was Stos Partners, of San Diego, which reportedly paid \$21 million for the asset in July 2021.



159 N. San Antonio Ave. Image courtesy of Stos Partners

Average rent / average rent last 12 months



National Average			
Jul-22 Average Rent	12-Month Change	Avg Rate Signed in Last 12 Months	Vacancy Rate
\$6.60	5.3%	\$8.05	4.4%

Source: CommercialEdge Industrial Report, August 2022, available at <https://www.commercialede.com/blog/wp-content/uploads/sites/42/securepdfs/2022/08/CommercialEdge-Industrial-Report-August-2022.pdf>

Logistics Real Estate Update

- Largest rent gains in 12 months
 - Inland Empire (8.7%)
 - Boston (8.0%)
 - New Jersey (7.8%)
 - Los Angeles (7.0%)
 - Orange County (6.8%)
- Vacancy rates lowest in port markets
 - Inland Empire (0.8%)
 - Los Angeles (1.9%)
 - New Jersey (2.9%)

Cost per square foot (class B/C)



Seattle: <https://www.loopnet.com/Listing/5422-Shilshole-Ave-NW-Seattle-WA/24384582/>

Los Angeles: <https://www.loopnet.com/Listing/1731-W-San-Bernardino-Rd-West-Covina-CA/26214092/> <https://www.loopnet.com/Listing/16230-Filbert-St-Sylmar-CA/26329628/>

Dallas: <https://www.loopnet.com/Listing/405-407-113th-St-Arlington-TX/26259401/>

Kansas City: <https://www.loopnet.com/Listing/11510-W-80th-St-Lenexa-KS/21557422/>

New Jersey / New York: <https://www.loopnet.com/Listing/909-Remsen-Ave-Brooklyn-NY/24081502/>

Miami: <https://www.loopnet.com/Listing/7355-NW-41st-St-Miami-FL/25390424/>

Supply pipeline by metro area

Market	Under Construction	Under Construction % Stock	UC Plus Planned % Stock
National	695,705,747	4.0%	7.8%
Phoenix	45,244,626	15.6%	36.7%
Indianapolis	25,179,822	7.8%	12.4%
Dallas	61,410,407	7.3%	11.2%
Columbus	17,943,300	6.5%	9.6%
Inland Empire	35,588,191	5.9%	11.2%
Denver	13,061,907	5.4%	7.4%
Nashville	9,592,436	4.9%	6.1%
Charlotte	13,720,412	4.8%	13.3%
Kansas City	10,948,094	4.3%	18.6%
Memphis	10,566,680	3.8%	5.1%
Seattle	9,930,928	3.6%	6.4%

- Almost 700MM square feet
- But only 4% of total stock
- Phoenix transforming