

Experior Logistics Operations Narrative
2/23/2022

Coworking for trucking: Providing small to mid-sized trucking companies with resources to maintain sustainable, profitable businesses.

The proposed Experior Logistics center will provide small to mid-sized trucking companies with a suite of services to help them operate more efficiently.

The trucking industry is decentralized with numerous small to mid-sized companies operating in the market. In large urban markets, like Chicago, these companies struggle to remain competitive as they face high costs and steep competition for necessities like warehouse space and truck parking. Often times, they will park their trucks miles from their warehouse spaces, adding unnecessary fuel and time costs that drag on profitability.

Experior's proposed facility will provide these small to mid-sized firms an alternative solution. The facility will offer truck parking, warehousing, office space, repair services, a fuel station, a convenience store, and a truck scale – all in one location. Through this model, smaller trucking companies will centralize operations and benefit from economies of scale to reduce operating costs.

Experior Group, LLC will retain ownership and control of the of the proposed logistics facility.

Details on Experior's services are as follows:

- **Truck Parking.** This will serve as the core of the operation. There will be approximately 635 truck parking spaces available on the site. Approximately 25% of these spaces will be allocated to Experior, and the remaining spaces will be allocated to the small and mid-sized firms that choose to work with Experior.
 - To ensure safety and security of the truck parking area, Experior will provide a fenced lot and electronically controlled access gates.
 - Drivers will enter the site with their personal vehicles to access their trucks in their assigned stalls. While they are away on routes, drivers will park their personal vehicles in their assigned truck stalls.
 - At any given time, we estimate that truck parking lot will be at approximately 25% - 30% capacity.

- **Warehouse.** The 48,000 s.f. warehouse facility will offer Experior clients a space to load, unload, and reload their trucks. The warehouse will be managed and operated by Experior staff, and clients will pay a fee for access.

- **Office Space.** The 40,000 s.f., 2-story office space will provide trucking companies with the opportunity to maintain office space on site. This space will be connected to the warehouse space. Exporior's corporate office will occupy approximately 25% of the 40,000 s.f. or approximately 10,000 s.f.
- **Repair Services.** Exporior's team of technicians will provide on-site repair services to clients.
- **Truck Sales.** Exporior has a new and used truck and trailer sales division which will operate out of the maintenance and sales facility.
- **Fuel Station / Convenience Store.** The fuel station will include a convenience store and fast food outlet. This will provide clients and general public customers with easy access to fuel and food.
- **Truck Scale.** Located adjacent to the warehouse, the truck scale is the final service that will be offered to clients. It will provide clients with ability to verify that they comply with state limits before leaving the facility.
- **Site Security.** The site will have a full compliment of security cameras located on light poles, buildings, etc. that are motion triggered and will record the particular area under surveillance.

The entrance into the truck parking lot is controlled by facial recognition and drivers license verification. License plates are scanned and recorded.

Each facility building, i.e. truck sales and maintenance building, office and warehouse, have electronic fobs for employees. Visitors are identified through drivers license verification.

Current security company is "Birdseye Security"

This unique concept provides multiple benefits to the Schaumburg business community. It supports small business growth, by helping small businesses remain profitable in a costly, competitive market. It brings new jobs to the area by creating a hub for trucking companies.