



COMMERCE

CONSTRUCTION CO., L.P.

Commerce Construction Co., L.P.

INDUSTRIAL | RETAIL | OFFICE | HOSPITALITY / MULTI-FAMILY | TENANT IMPROVEMENTS

LOS ANGELES • ATLANTA • AUSTIN • BETHLEHEM • DALLAS/FT. WORTH • DENVER • LAREDO • LAS VEGAS • PHOENIX • PORTLAND

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Company Profile

Founded: Founded in 1968 by Majestic Realty Co., Commerce has designed and constructed over 121 million square feet of commercial, industrial, distribution/warehouse retail, institutional, hospitality, casino and recreational facilities.

Services: Commerce provides full design/build turn-key services with a multi-disciplined team of experienced professionals, meeting the challenges of a constantly changing marketplace. Other services include Owner Representative / Program Management / CM Services and General Contractor.

Experience: The Commerce team represents years of experience in each of their respective fields – architecture, engineering, Owner Representative contract administration and construction management.

Personnel:

Construction Managers & Staff:	80
Architects, Engineers and CAD Operators:	10
Field Personnel:	Varies

Strength: With financial stability, Commerce provides services for outside clients as well as Majestic. Consistently delivering projects on time and within budget leads to a high repeat factor with our clientele. Commerce Construction plans for and enjoys long-term relationships.

Volume: \$550,000,000.00 / Year

Bonding: No maximum limit established.



Mission Statement

Commerce Construction Co., L.P.'s mission is to construct our projects driven by the pillars of Integrity, Experience, Quality, and Service.

- We will conduct ourselves with the highest degree of Integrity in order to develop and maintain a relationship of "trust" with each of our Clients.
- We will capitalize on our Experience in order to construct our projects within our Clients' budget and on or ahead of schedule.
- We will make decisions based on the best interest of our Clients (both in the office and on the jobsite) so that our work product is recognized in the industry as being of high "Quality".
- We will be driven by a work ethic exemplified by "Service" to our Clients resulting in projects that are characterized by a high level of professionalism and efficiency.

As our conduct is based on these four pillars, our mission will be to protect our relationships with our Clients as being their "Preferred Builder".



Our Story

Founded in 1968 by Majestic Realty Co., Commerce Construction has designed and constructed more than 121 million square feet of commercial, industrial, warehouse and distribution, retail, institutional, hospitality, casino and recreational facilities.

Commerce's multidisciplined team of professionals provides turnkey design-build services to meet the challenges of a constantly changing marketplace. Services include owner representation, program management, construction management services and general contracting.

The Commerce team represents years of experience in the fields of architecture, engineering, owner representation, contract administration, and construction management. Commerce provides services for outside clients as well as for Majestic Realty Co. Consistently delivering projects on time and within budget leads to a high repeat factor with our clientele.

Commerce Construction Co., L.P.'s mission is to construct our projects driven by the pillars of **Integrity, Experience, Quality, and Service.**

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As our conduct is based on these four pillars, our mission will be to protect our relationships with our Clients as being their "Preferred Builder".

Overview

Full Range of Services

Commerce Construction Co., L.P. (a California limited partnership) offers a full range of construction services tailored specifically to meet our clients' goals and objectives. Commerce's forte is both as a Design/Builder as well as a traditional General Contractor. Commerce has the ability to deliver turn-key projects from the initial conception of a project through completion and offers Owner Representative, Project Management and Construction Management services.

DESIGN/BUILD | GENERAL CONTRACTING | DUE DILIGENCE / ENTITLEMENT | CONSTRUCTION MANAGEMENT

Experience

Commerce's experience dates back to the founding of the Company in 1968. The Commerce Team represents years of experience in each of their respective fields – architecture, engineering, construction management, and contract administration. More importantly, all of this experience is enhanced by the synergistic team concept.

Quality yet Competitive

With a team that is sensitive to the creative balance of development, construction, and the environment, Commerce Construction builds tomorrow's future into our projects. Commerce Construction stands apart from its competition with its "high quality" standards and state-of-the-art approach to building systems, giving our clients the competitive advantage in their facilities.

Dedication to Service

Clients benefit from the hands-on approach of Commerce Construction management. From the initial meetings to the final walk-through, senior management plays a key role in the everyday process, keenly monitoring the project progress, ready to respond with immediate decisions to meet project deadlines. Focusing on timeliness, cost and improving the final product, the Commerce team coordinates approvals with government agencies while constantly reinforcing the client's goals and objectives throughout the project.

Focus on Schedule and Cost

Accurate planning and comprehensive scheduling by the Commerce Construction team gives our clients meaningful milestone dates which enhance the client's ability to conduct their business. Commerce Construction has afforded its clients the security of sound financial strength for more than three decades with the same ownership and dedicated leadership.

Safety a Must

All the while, safety is not a discussion for a Commerce project – it is a given. Their superior safety record has earned Commerce an insurance modification rating that is one of the lowest in the construction industry.

Management

Executives

Edward P. Roski, Jr. (Ed) is the Chief Executive Officer of Los Angeles-based Commerce Construction Co., L.P. In addition, he is Owner and Chairman of the Board of Majestic Realty Co. and co-owner of the Los Angeles Kings, Los Angeles Lakers, and the Crypto.com Arena (formerly Staples Center).

Since establishing Commerce Construction Co. in 1968 on a foundation of best-in-class industrial buildings, Ed's direction and tireless efforts have helped the company grow to become an industry leader that has developed more than 121-million-square-feet in markets across the country, including turnkey design-build services for Majestic Realty Co. developments, as well as outside clients.

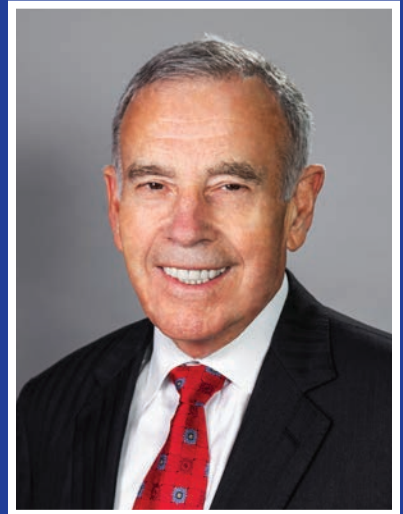
Over the past several decades, Ed has led Commerce's expanding portfolio to include office and retail, as well as sports, entertainment, hospitality and multi-family projects including the award-winning transformation of the Fort Worth Stockyards National Historic District, and the Silverton Casino Hotel in Las Vegas, among others.

A generous and well-respected philanthropist, Ed personally commits his time and resources to countless organizations, including serving on the Board of Trustees of the University of Southern California. In 2002, Ed established the Majestic Realty Foundation with a charitable giving and community outreach mission focused on youth, family, education, health, and violence prevention.

Having served as an officer in the United States Marine Corps from 1962 to 1966, he is the recipient of a Bronze Star and was decorated for bravery with two Purple Hearts. A member of the Congressional Medal of Honor Foundation, Ed takes tremendous pride in supporting our country's military veterans. In 2007, he cofounded the Land of the Free Foundation, which has contributed more than \$15 million to some 75 charitable organizations serving veterans of the U.S. Armed Forces and their families.

Outside of his professional and civic endeavors, Ed's great love is adventure travel, which led him to become a member of the The Explorers Club, the internationally recognized group known for promoting exploration and field study worldwide. In addition, Ed has climbed to Base Camp at Mt. Everest; K2; and Mt. Kilimanjaro. He has ridden his bike across Mongolia, Russia, and Burma, made several deep-water dives throughout New Guinea, and descended in a Russian submersible to the wreckage of the Titanic, 2.5 miles beneath the ocean surface.

Born in Oklahoma and raised in Southern California, Ed graduated from the University of Southern California in 1962 with a Bachelor of Science degree in Finance and Real Estate. He resides in Los Angeles and is blessed with three children and eight grandchildren.



Management

Executives

John R. Burroughs, as President of Commerce Construction Co., L.P., is responsible for all operations, and focuses on construction activities managed out of Commerce's Los Angeles area office. Projects have included Industrial, Retail, Commercial, and Tenant Improvements, including projects such as the 3.3 million square foot California Commerce Center IV industrial development in Ontario, CA, the 2.5 million square foot Majestic Spectrum South industrial development in Chino, CA and the 500,000 square foot Citrus Plaza retail development in Redlands, CA. John holds a Bachelor of Science Degree in Mechanical Engineering from Texas Tech University and a Masters Degree in Business Administration from Southern Methodist University and has met the requirements of the U. S. Green Building Council to be recognized as a LEED Accredited Professional..



John S. Perkins joined Commerce Construction Co., L.P. in 1988 and serves as Executive Vice President, where he is responsible for and oversees various functions for Commerce Construction Co., L.P.'s design and construct activities.

Prior to joining Commerce Construction, John spent 17 years with top construction firms in the western United States. His experience includes management procedures, project entitlement, design coordination, estimating, bidding and negotiations, scheduling and job cost control.

He holds a Bachelor of Science degree in Engineering from the University of California, Los Angeles. In addition, he is licensed as a General Contractor in California, Nevada, and Arizona, and in the City of Aurora, CO. He is also the Responsible Managing Officer (RMO) for Commerce in Arizona, Nevada, and the City of Aurora, CO. and holds specialty licenses for concrete and general engineering construction.



Ryan Merlette joined Commerce Construction Co., L.P. in 2017 and currently serves as Executive Vice President providing leadership and oversight across all aspects of the company. In addition, he is the Acting District Manager for Colorado and Oregon. After initially joining the Commerce Construction team in the Portland Metro market, Ryan has held various roles in the company, including Superintendent, Sr. Project Manager and Vice President – District Manager of our Portland, Oregon District.

Ryan previously worked for a large heavy civil general contractor, where he served in various capacities on design-build projects spanning the Northwest, remote Alaska and Hawaii.

Ryan earned a Bachelor of Science Degree in Construction Management from California State University, Chico.



Management

District Managers

Arizona

Jim Hardison joined Commerce Construction Co., L.P. in 2023 and currently serves as the Vice President and District Manager for the Phoenix office.

With more than 30 years of experience, Jim provides expertise in several asset classes to include industrial, manufacturing, low and mid-rise commercial office, retail, tenant improvements, and higher education. Prior to joining Commerce, Jim managed numerous commercial projects in the Arizona and California markets. Additionally, Jim previously served as a commissioned officer in the U.S. Army Corp of Engineers.

Jim graduated the Georgia Institute of Technology with a Bachelor of Science in Building Construction and holds both a Master of Science in Economics and an MBA from Arizona State University.

California

Matthew Vawter joined Commerce Construction Co. in 2015 as Vice President and District Manager of the California Office. In this role, he is responsible for the entire spectrum of activities necessary to effectively manage the diverse California Market.

He brings over 25 years of Industrial, Raw Land Development, Distribution, and Office experience.

Matthew holds a Bachelor of Arts degree in Environmental Studies from University of California at Santa Cruz and a Master of Public Administration with an Emphasis Urban and Regional Development from California State University at Fullerton.

Colorado

Ryan Merlette joined Commerce Construction Co., L.P. in 2017 and currently serves as Executive Vice President providing leadership and oversight across all aspects of the company. In addition, he is the Acting District Manager for Oregon. After initially joining the Commerce Construction team in the Portland Metro market, Ryan has held various roles in the company, including Superintendent, Sr. Project Manager and Vice President – District Manager of our Portland, Oregon District.

Ryan previously worked for a large heavy civil general contractor, where he served in various capacities on design-build projects spanning the Northwest, remote Alaska and Hawaii.

Ryan earned a Bachelor of Science Degree in Construction Management from California State University, Chico.



District Managers

Georgia

Marty Perren serves as Vice President and District Manager for Commerce Construction, managing and overseeing development and construction processes in the southeastern U.S. from the Atlanta office. He joined Commerce Construction in 2022 after serving 5 years as Majestic Realty's Senior Vice President of Development in Atlanta where he was involved in predevelopment and development activities on several high-profile projects.

With more than 35 years of executive management experience in real estate development and commercial construction, Marty provides expertise in nearly all asset classes including hospitality, Class-A office, corporate office, high-rise apartments and condominiums, healthcare and laboratory. Prior to Majestic, he served as Senior VP at Carter overseeing design and construction activities for multi-family and student housing developments. Marty also served as VP of Development with AIG Global Real Estate.

Marty is a graduate of the Georgia Institute of Technology.



Nevada

Zack Macioce joined Commerce Construction Co., L.P. in 2024 and currently serves as Vice President and District Manager for our Las Vegas office. He is responsible for due diligence, design, entitlement, budgeting, value engineering, scheduling, and construction oversight for light industrial developments.

Zack has over 25 years of construction experience, beginning as a Union Carpenter in 1998. Before joining Commerce Construction, Mr. Macioce was Phelan Development's Vice President of Construction and Development for the Las Vegas, Phoenix, and Salt Lake City markets. He also served as Project Manager and Preconstruction Manager with Alston Construction, overseeing industrial warehouses, tenant improvements, and build-to-suit projects. He managed all aspects of preconstruction, procurement, and construction, engaging with developers and potential tenants through to project delivery.

Mr. Macioce has completed over 10 million square feet of industrial warehouse projects. Zack graduated from Youngstown State with a degree in Civil Engineering.



Oregon

Ryan Merlette joined Commerce Construction Co., L.P. in 2017 and currently serves as Executive Vice President providing leadership and oversight across all aspects of the company. In addition, he is the Acting District Manager for Oregon. After initially joining the Commerce Construction team in the Portland Metro market, Ryan has held various roles in the company, including Superintendent, Sr. Project Manager and Vice President – District Manager of our Portland, Oregon District.

Ryan previously worked for a large heavy civil general contractor, where he served in various capacities on design-build projects spanning the Northwest, remote Alaska and Hawaii.

Ryan earned a Bachelor of Science Degree in Construction Management from California State University, Chico.



Management

District Managers

Pennsylvania

Anthony ("Tony") Raso joined Commerce Construction in 2018 and currently serves as Vice President and District Manager for the Northeast Region office in Bethlehem, Pennsylvania. His position requires working with brokers and design professionals to select, entitle, and develop property. He oversees all day to day operations which include pre-construction, project management, park management and scheduling. He takes great pride in the achievements and success of the staff of dedicated project managers, superintendents and office administrators he works with.

Anthony comes to Commerce with over thirty years of experience in estimating and managing of commercial, industrial and design-build projects. His career started in the public works sector of New York as an estimator and project manager. Recently he was a Senior Project Manager for highly respected regional general contractor. Anthony has overseen the building of multifamily residential, educational institutions, hotels, auto dealerships, and well over two million square feet of distribution centers in the Northeast.

Anthony earned a Bachelor's degree in management from Moravian University in Bethlehem, Pennsylvania and holds an OSHA 30 certification. He proudly gives back to his community by coaching youth football for nearly thirty years.

Texas - Austin / Fort Worth / Dallas

Dan Bell serves as Vice President and District Manager of the Dallas-Ft. Worth, Texas office of Commerce is responsible for construction operations and performance of design and construction activities for the Company's projects in the DFW area as well as in Austin.

Dan came to Commerce in 2016 as a project manager. Previously Dan was superintendent for a nationally-recognized, integrated real estate development and management company with operations throughout the United States. In addition Dan's experience includes small business owner, estimator, project engineer, and preconstruction manager.

Dan holds a Bachelor of Science Degree in Construction.

Texas - Laredo

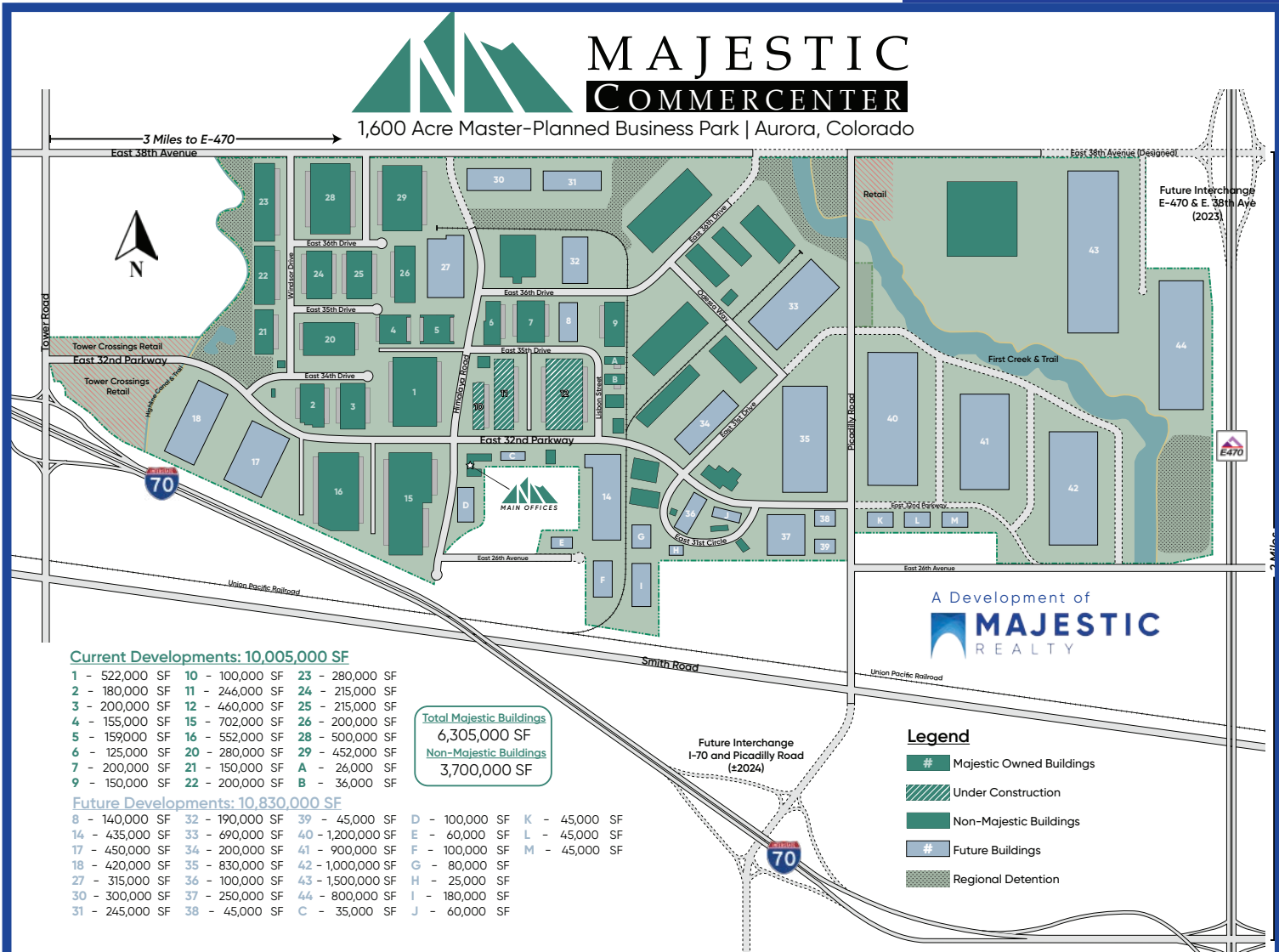
Fernando Castaneda serves as Vice President and District Manager for our Laredo, TX Office. Fernando is responsible for overseeing the design and construction of the company's projects including Class "A" Industrial Buildings for Warehousing, Logistics & Manufacturing, Tenant Improvements, Office Finish Outs, and New Developments through all phases of construction from conception to final occupancy.

Fernando has extensive experience in the design and construction of industrial warehouses and has completed over 3 million SF of construction with a combined estimated value of \$200 Million.

Fernando earned a Bachelor's Degree in Architecture and has completed various courses in construction management, quality assurance and safety.



- "Value engineering" from the inception of the project, optimizing value, getting the "Best bang for your buck"
- "Fast track" overlapping of the design, permitting and construction activities to reduce the total time to occupancy.
- Early guarantee of price
- Possibility of early financing commitments
- Early identification, specification, and order of long lead time, critical path items.



Design-Build

The Design-Build process provides numerous advantages to the Owner:

- A "Team Approach" that eliminates competing goals and conflicts
 - eliminates designing without consideration of budget – "Everyone is on the same page"
- Reduces administrative burden for the Owner
- Removes Owner from role of referee between Architect and Contractor
- Transfers risk from the Owner to the Design-Builder



Additional advantages with Commerce Construction:

- Design-Builder with an "Owner's Perspective" and a "Build and Keep" mentality
- A True design build team with the Architect and Contractor under the same roof
- Eliminates duplication of effort



Project & Office Locations

CALIFORNIA (Headquarters)

13191 Crossroads Parkway North, 6th Floor
 City of Industry, CA 91746-3497
 (562) 699-0453
 License No. 723302
 District Manager: Matthew Vawter

ARIZONA

2555 E. Camelback Rd., Suite 210.
 Phoenix, AZ 85016
 (480) 977-2700
 District Manager: Jim Hardison

COLORADO

20100 East 32nd Parkway, Suite 150
 Aurora, CO 80011
 (303) 371-1400
 License No. A16836
 District Manager: Ryan Merlette

GEORGIA

3490 Piedmont Road NE, Suite 300
 Atlanta, GA 30305
 (404) 467-5255
 District Manager: Marty Perren

NEVADA

4050 W. Sunset Road, Suite H
 Las Vegas, NV 89118
 (562) 948-4384
 License No. 42911
 District Manager: Zack Macioce

OREGON

4660 NE Belknap Court #101-K
 Hillsboro, OR 97124
 (562) 948-4384
 District Manager: Ryan Merlette

PENNSYLVANIA

3001 Commerce Center Blvd.
 Bethlehem, PA 18015
 (610) 625-1700
 District Manager: Anthony Raso

TEXAS - AUSTIN

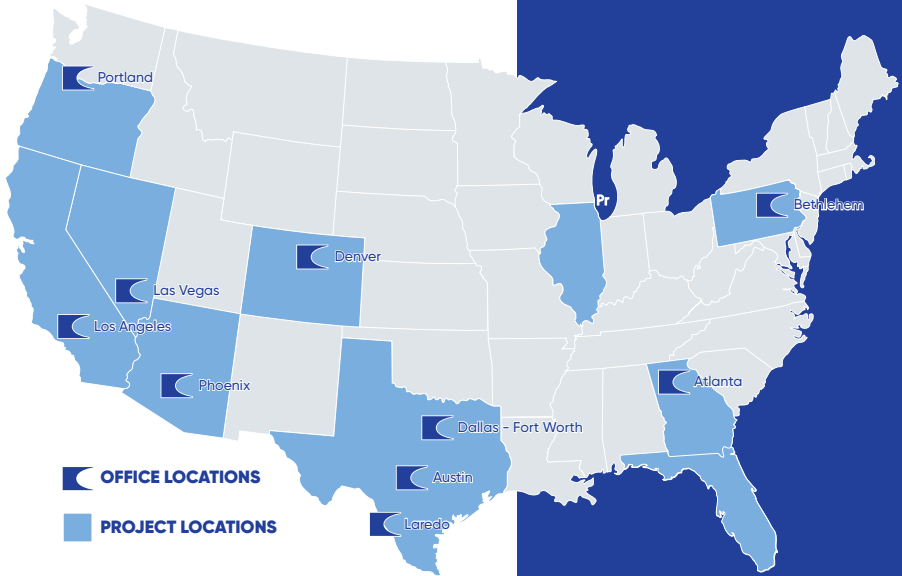
703 W. 10th Street
 Austin, TX 78701
 (512) 788-5000
 District Manager: Dan Bell

TEXAS - DALLAS / FORT WORTH

131 East Exchange Avenue, Suite 212
 Fort Worth, TX 76164
 (817) 710-7365
 District Manager: Dan Bell

TEXAS - LAREDO

1309 Carriers Dr.
 Laredo, TX 78045
 (956) 726-8413
 District Manager: Fernando Castaneda



Representative Client List



24 Hour Fitness
 4Wall Entertainment, Inc.
 76 Gas Station
 AC Infinity, Inc.
 Accelerate360 Distribution LLC
 Acme Furniture Industry, Inc.
 ADP Tax Services
 Advance Tuning and A-Team
 Logistics
 Advanced Industrial Computer
 Advantage Warehousing
 Aerotek, Inc.
 Agilysys NV, LLC
 Airbus Americas Customer Ser.
 Airgas
 Aldi
 Alto Systems, Inc.
 AMCO Metal Industrial Corp.
 Amcor
 American Building Supply
 Anastasia Beverly Hills, Inc.
 APL Logistics
 Applebee's
 Approved Holdings, LLC
 Arco AM/PM
 Aruze Gaming America, Inc.
 Ashley Furniture Industries
 ASI Computer Technologies
 ASOS
 AT&T
 Atlanta Trading Company
 Autonomous Inc.
 Avanza Loop Inc.
 Bahama Buck's
 Ball Corporation
 Banana Republic

Bank of America
 Bank of the West
 Barbeques Galore
 Barnes & Noble
 Bass Pro Shops
 Bath & Body Works
 Bedding Acquisition, LLC
 Bentley Mills, Inc.
 Best Master Furniture
 Beverages & More
 BGI Group, Inc.
 Bimbo Bakeries USA, Inc.
 Blaze Fast-Fire'd Pizza
 Bob's Discount Furniture
 Boise Cascade
 Brady Industries
 Brinks
 Bristol Meyers
 BTD Manufacturing, Inc.
 Burroughs Corp
 Caesarstone USA, Inc.
 Cafe Rio, Inc.
 Calgon Corporation
 California Distribution Center
 California Fish Grill, LLC
 Cal-Lift, Inc.
 Carl's Jr.
 Carrystar Logistics Inc.
 Casso & Sparks, LLP
 Caterpillar
 CentiMark Corporation
 Chevron
 Chick-fil-A
 Chipotle Mexican Grill
 City National Bank
 Claire's

Clark Equipment Company
 Clear Channel Outdoor
 Coach Services, Inc.
 Cold Stone Creamery
 Columbia Savings and Loan
 Columbia Sportswear
 Comerica Bank
 Communications Test Design
 Community Commerce Bank
 Core-Mark Midcontinent
 Cort Business Services
 Cost Plus World Market
 County of LA - DPSS
 Cracker Barrel Old Country
 Crayola
 Crown Zellerbach
 Crumbl Cookies
 CTBC Bank
 Cubework.com
 CVS
 Dal-Tile Distribution
 Data Freight, LLC
 Daum Commercial Real Estate
 Dawn Food Products, Inc.
 Delta Apparel, Inc.
 Dennis Uniform
 DHL Express (USA), Inc. (LV)
 Dollar General
 Dollar Tree
 Door Sales & Installations LLC
 DSV Air & Sea Inc.
 DSW Shoe Warehouse
 Dun and Bradstreet
 Dura Freight
 Dutch Bros Coffee
 E.J. Lauren, LLC

East Lion Corporation
 Eaton Corporation
 El Pollo Loco
 Elanders USA, LLC
 Electrolux Home Products Inc.
 E-Logistics Co LLC
 ElringKlinger USA, Inc.
 Emser Tile, LLC
 Equus Computer Systems, Inc.
 Ethan Allen Retail, Inc.
 Euromarket Designs, Inc.
 Evertrust Bank
 Exhibits USA, Inc.
 Expeditors International of WA
 Fabfitfun, Inc.
 Famous Dave's BBQ
 Famous Footwear
 Farmer Boys
 FBC Mortgage, LLC
 Ferguson Enterprises, Inc.
 Firehouse Subs
 Five Below, Inc.
 Flame Broiler, The
 Flexential LLC
 Ford Motor Company
 Fox Television Stations, Inc.
 Freeman Audio Visual, Inc.
 Fresca Holding Company LLC
 Furniture of America, Inc.
 Gamestop
 Gap, The
 General Tire & Rubber Co.
 Geodis Logistics LLC
 George M. Raymond Co.
 GFF, Inc.

Representative Client List

GH Hollow Metal Doors & Frames	Macaroni Grill	Prysmian Cables & Systems	TForce Logistics West, LLC
Gilead Sciences, Inc.	Macy's Retail Holdings Inc.	Public Health Foundation	Thermaltake, Inc.
Global Experience Specialists	Maersk Warehousing & Dist.	Quality Custom Distribution	Thyssenkrupp Materials
GMES, LLC	Marshall Retail Group, The	R. L. Jones-San Diego, Inc.	Tilly's
Golden State Foods Corp	Martin-Brower Company, The	R.I. Heritage Inn	TJ Maxx
Good Feet Store, The	Mary Kay Inc.	Ralphs Grocery	T-Mobile
Goodyear	Material Supply Inc.	Red Bull Distribution Company	Top Wise Logistics, Inc.
Grainger	Maverik, Inc.	Red Robin International	Topgolf USA
Graybar Electric Company, Inc.	McDonald's	Redman Industries	Topocean Consolidation Service
Gruma Corporation	McLane Global Logistics	RFD-TV	Toshiba America Bus. Solutions
GSA Real Estate Division	McNichols	Richelieu America Ltd.	Total Transportation
Habit Burger Grill, The	Mecum Auction Inc.	Rincon Technology, Inc.	TPE Acquisition, LLC
Haier US Appliance Solutions	Meek House, The	Rosendin Electric, Inc.	Trammell Crow
Harkins Redlands	Melmarc Products, Inc.	Ross Dress for Less	Transform Distribution Center
Hartford Insurance	Metlife	Royal Canin U.S.A., Inc.	TricorBraun Inc. (Kranson)
HD Supply Facilities Maintenance	Mexi-Land, Inc.	Rubio's Restaurant	TriMark USA, LLC
Helene Curtis Industries	MGM Resorts International	Rural Media Group, Inc.	Tung Hsin Trading Corp.
Hibbert Company, The	Michaels Stores	SAFCO	U-Haul Co. of Arizona
Hilton Grand Vacations	Miguel's Jr.	SalonCentric Inc.	Ultra Salon
Hobby Lobby	Million Dollar Baby	Schenker, Inc.	Union Pacific Railroad
Hoffman Enclosures Inc.	MOD Super Fast Pizza	Schneider Electric IT Corp.	Unipart Services America Inc.
Home Depot	Mohawk Industries	SchoolsFirst Federal Credit	Unisis Corporation
HomeGoods	Mom's Touch	Sephora	United Cargo Logistics
Hot Topic	Monarch Foods	Shaw Industries, Inc.	Universal Container Packaging
Husmann Corporation	Morsco Supply, LLC	Shepard Exposition Services	Universal Packaging Systems
Hutchings Court Reporters	Motion Industries, Inc.	Shtiks Inc.	US Elogistics Service Corp.
I Smile Dental, Inc.	Mr. Pho Restaurant	Sieroty Companies	Ventura Foods, LLC
In Win Development (U.S.A.)	MSI Computer Corp.	Signature Bank	Verizon Wireless
Ingram Micro Inc.	National Distribution Centers	Sika Corporation	Victory Packaging, L.P.
InNEVation LLC	Nature's Juice	Silverton Casino, LLC (Runway)	ViewSonic Corporation
In-N-Out Burgers	Navy Exchange Service Center	Singing Machine Company,	Viking Range, LLC
Interface	Neiman Marcus Group, LLC,	Skechers USA Retail	VIRA Insight, LLC
Iron Mountain Info. Mgt.	Nekter Juice Bar	SL Source Logistics Laredo	Vision Media Management
Isuzu Motors	Nestle Toll House Cafe	Smurfit Kappa North America	Vitamin Shoppe
Jack in the Box	Nevada Power Company	Sonexus Health Pharmacy Service	Waba Grill
Jafra Cosmetics International	Newmark of SoCal	Southern California Edison	Walgreens
Jakks Pacific, Inc.	Niagara Bottling, LLC	Spicers Paper, Inc.	Walnut Smiles
Jamba Juice	Niitakaya USA, Inc.	Sport Clips Haircuts	Watkins Manufacturing Corp.
Jamco International, Inc.	Niko Niko Sushi	Square D	Wells Fargo Bank
Jersey Mike's Subs	Nordstrom Rack	Staples	WESCO Distribution, Inc.
JL Concepts, Inc.	Ocean Pho	Starbucks Corporation	West Coast Laminating, LLC
JoJo's Grill-A-Dog	Old Navy Store	Steelcase, Inc.	Westinghouse Air Brake Tech
K1 Speed, Inc.	Otto International, Inc.	Stelfast LLC	Westwood Professional Services
Kaiser Foundation Health Plan	Outfront Media	Stewart Title of California	White Cap, L.P.
Kane Warehousing, Inc.	P&G	STG Logistics, Inc.	Wilen Vegas, LLC
Kay Jewelers	Pacific Dental Services LLC	Subway	Willdan Engineering
KB Home Nevada	Pacific Las Vegas, Inc.	Summit Spirits & Wine, Inc.	Willwork, Inc.
Kellogg's	Pac-Tel Cullular	Sunbelt Marketing Investment	Window Concepts, Ltd.
Keystone Automotive Industries	Paliot Manufacturing, Inc.	Sundance Spas	Wingstop
King Taco Restaurant, Inc.	Panda Express	SunGard Availability Services	Wynn Las Vegas
Kirkland's	Panera Bread	Super Color Digital LLC	Yamaha Motor Manufacturing
Kohl's Department Stores	Party City	Supercuts	Yazaki North America, Inc.
L&L Hawaiian Barbeque	Penske Logistics LLC	Swiss Madison LLC	Yellow Box Corp.
La Mesa R.V. Center, Inc.	Performance Truck & Trailer	Switch LTD	Yogurtland
Lane Bryant	Petco Animal Supplies	Taco Bell	Yongfei Enterprise Group Co.
Las Vegas Metro Police Dept.	PETsMART	Taylorred Services	Yotrio Corporation
LeafFilter North, LLC	Pieology	Technology Depot, Inc., The	YS Garments, LLC
Lee & Associates	Pilot Air Freight, LLC	Ten Ren's Tea Time	Zifa Corp.
Lee Kum Kee (USA) Foods	Port Logistics Group, Inc.	Tepeyac Restaurant & Bar	
Lennox Industries	Portland Dev. Commission		
	Poundex Associates Corp.		

Industrial

Majestic Fort Worth South - Building 1



Tenant improvement project included design and construction of 26,301 SF office space. Office space was partial open ceiling concept and second floor mezzanine. Main open office area had floating ceilings and acoustical elements. The warehouse improvements included design, construction, and equipment install accommodating 212,080 SF of manufacturing space. Water service and electrical service upgrades were made to provide for the tenant capacity needs. Concrete foundations were constructed for tenant equipment and tanks. Full height demising walls for

department separation and HVAC for climate control throughout the facility. Truck loading dock equipment for 10 spaces including trailer locks, pit levelers, dock seals, and control signal lighting were installed on sectional doors. A natural gas generator was installed with transfers switch for emergency systems.



Project Features

Size: 238,381 SF

Location: Fort Worth, TX

Owner: Fort Worth Everman/Risinger Dev LLC

Architect: Commerce Construction (Shell)
Alliance Architects (TI's)

Cost: \$10.6 Million

Tenant: PVI Industries, LLC (Watts Water)

WATTS[®]
Watts Water Technologies, Inc

Industrial

PointSouth Logistics - Building 1



A cross-dock, 1,013,833 SF building designed and constructed by Commerce Construction Co., L.P. featuring a 40 ft clear space at first interior column line, ESFR fire sprinkler system, 50 dock leveler packages, and design build tenant improvements based upon tenants needs.



Project Features

Size: 1,013,833 SF

Location: Hutchins, TX

Owner: PS Hutchins Phase Two, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$49.2 Million

Industrial

Majestic 55



Design-Build speculative delivery consisting of one (1) concrete tilt-up cross dock core & shell building and related on and off site improvements. This 36 ft clear building includes 7" thick slab on grade over aggregate base, hybrid roof structure with TPO roof membrane, R-38 under-side of roof-deck batt insulation with white scrim, ESFR overhead fire sprinkler system and two separate electrical services. On-site improvements included mass grading, detention basins an drywells, wet and dry utilities and PCC pavements.

DSV

Project Features

Size: 489,284 SF

Location: Phoenix, Arizona

Owner: Majestic 55th Ave Partners, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$23.9 Million (shell only)

Tenant: Diversified Delivery Partners / DSV Sea & Air

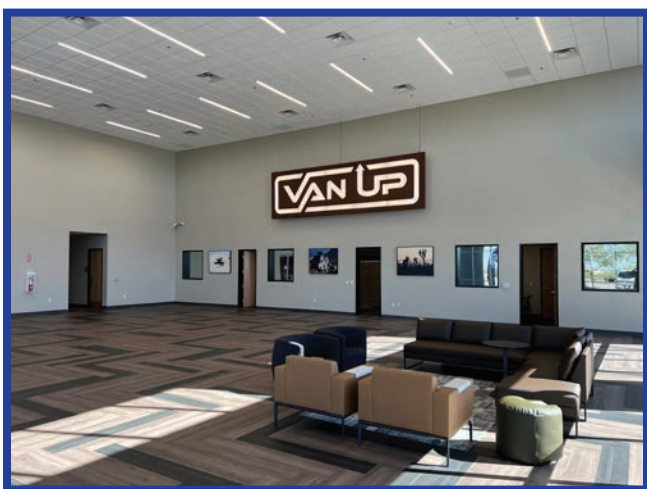
Industrial

Majestic Greenfield 202



Design-Build speculative delivery consisting of two (2) concrete tilt-up rear loading core & shell buildings and related on-site improvements. These 30 ft clear buildings include 6" thick slab on grade over aggregate base, hybrid roof structure with TPO roof membrane, R-38 under-side of roof-deck batt insulation with white scrim and ESFR overhead fire sprinkler system. Site improvements included mass grading, underground storm water detention and drywalls, wet and dry utilities and PCC and AC pavements. Both buildings were pre-leased during shell construction.

Tenant improvements of 9,238 SF in building 1 and 8,823 SF in building 2 included offices, conference rooms, lobby/waiting rooms, breakrooms, restrooms and shop space.



Project Features

Size: 158,656 SF

Bldg 1: 87,236 SF • **Bldg 2:** 71,420 SF

Location: Mesa, Arizona

Owner: Majestic Greenfield Partners, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$11.4 Million (shell only)

Tenant: La Mesa RV

LA MESA

Industrial

Majestic Bethlehem Center – Building 3



The Core and shell consisted of the turn-key entitlement, design, permitting, and construction of an approximately 1,710,800 S.F. dock high industrial building on a portion of the former historic Bethlehem Steel property. The building features 40' clear height space at the first interior column, EPDM roofing, (2) 4000 AMP electrical services and ESFR fire protection.

The building is home to QVC/HSN Northeast Distribution. The tenant improvements consisted of a 50,000 SF main office, multiple remote restrooms and breakrooms, a robust material handling network, (2) additional 4000 AMP electrical services, fully air-conditioned space, hydraulic levelers, and 30 F.C LED high bay lighting throughout.

Project Features

Size: 1,710,800 SF

Location: Bethlehem, PA

Owner: Bethlehem Commerce Center, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$65.3 Million (Core & Shell)

Tenant Improvements: \$31.6 Million

Tenant: QVC/HSN



Industrial

Majestic Bethlehem Center – Building 4



Majestic Bethlehem Center Building No. 4 in Bethlehem, PA. It is a 1,041,600 square foot distribution warehouse housing the Nike Connect Facility. Tenant Improvements included 50,320 square feet of interior fit out of office space and amenities. Features include a Rain Water Management System that collects rainwater from the roof structure, filters the water, and then provides water to flush the lavatories in the main office restrooms. The Main Office tenant improvement obtained LEED Gold certification.



Project Features

Size: 1,041,600 SF

Location: Bethlehem, PA

Owner: Bethlehem Commerce Center, LLC

Architect:

Building: Commerce Construction Co., L.P.

Office: Fox Architects

Cost: \$44 Million

Tenant Improvement: \$22 Million

Tenant: Nike

Industrial

Majestic Airport Center III, Phase 2 - Building 2



Commerce served as the construction firm behind Amazon's Robotic Sortation Center, catering to the Atlanta metro area. Our task was to create a facility optimized for robotics, streamlining Amazon's sorting and distribution processes. The facility is equipped for high-volume package handling, and reflects our focus on efficiency and safety.

This project emphasized sustainable practices, such as energy-efficient designs. It marks a significant achievement, showcasing our ability to execute complex, tech-driven construction projects while prioritizing environmental responsibility. Building this facility for Amazon has affirmed our position as leaders in innovative and sustainable construction in the logistics sector.

The property was developed on an approximately 97-acre site, demonstrating our capability to manage large-scale construction projects effectively.



Project Features

Size: 701,635 SF (including Robotic Mezzanine)

Location: Union City, Georgia

Owner: Majestic Airport Center III Phase Two Building 2, LLC

Architect: Randall Paulson Architects

Cost: \$84.6 Million

Tenant: Amazon

Industrial

Majestic Airport Center V - Building A



Building A at Majestic Airport Center V is an industrial warehouse that was originally designed as a multi-tenant shell building. During the construction of the building, the entire facility was leased by Amazon to serve its distribution needs within the Atlanta area. Commerce then worked with Amazon in order to align with their distribution needs, incorporating advanced logistics systems, robotics, and digital inventory management tools.

Key aspects of the construction project included customization for Amazon's operational requirements, integration of cutting-edge technologies, optimization of logistics processes, scalability, flexibility, and sustainability initiatives.

This property was developed on an approximately 78-acre site.



Project Features

Size: 1,150,000 SF

Location: Union City, Georgia

Owner: Majestic Airport Center V, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$40.2 Million

Tenant Improvement: \$43.1 Million

Tenant: Amazon



Industrial

Majestic Commercenter



Commerce Construction assisted Shamrock with their due diligence and pre-planning for a large refrigerated warehouse project in the western United States. After the land sale was completed, Commerce was awarded the site work and later the building work. Despite the COVID-19 pandemic causing delays and budget restrictions, Commerce provided value engineering and Covid mitigation to keep the project moving forward. A major challenge was the delayed delivery of the rooftop refrigeration units and the construction of a 2700 lf 4 lane arterial road. Despite the challenges, the project was completed three months ahead of the original completion date, resulting in a unique and beautiful landmark building in the northeast area of Aurora.



Project Features

Size: 1,094,000 SF (including mezzanines)

Location: Aurora, Colorado

Owner: Shamrock Foods Company

Architect: Ware Malcomb

Cost: \$153.6 Million

Tenant: Shamrock Foods

Industrial

Majestic Commercenter - Building 16

Commerce Construction served as the construction firm behind the build-to-suit industrial warehouse project for Subaru of America, Inc. This project encompasses 552,000 square feet of interior space tailored to serve our client's specific operational needs.

This project included the construction of specialized areas such as 8,400 square feet of regional office space, a 16,000 square foot state-of-the-art training center, and remote warehouse offices, complemented by an extensive warehouse facility featuring 36-foot clear height. Adhering to traditional industry standards and our commitment to excellence, we navigated the complexities of the pandemic to deliver this project on time, reinforcing our legacy in pioneering sophisticated industrial construction solutions.



Project Features

Size: 552,000 SF

Location: Aurora, Colorado

Owner: Majestic Commercenter Building 16, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$31.7 Million (including TI)

Tenant: Subaru of America, Inc.



SUBARU®

Industrial

Majestic Tualatin

Design-Build speculative delivery consisting of one (1) concrete tilt-up front loading core & shell building and related on and off site improvements. Work included 150,000 CY import mass grading package, cement treated subgrades, retaining wall, on-site water quality facility, site wet and dry utilities, 900 LF off-site public half-street extension, 6 inch slab-on-grade, 32 ft clear and TPO 60 mil roofing over R-20 rigid insulation with hybrid roof structure.



Project Features

Size: 226,960 SF

Location: Tualatin, Oregon

Owner: Majestic Tualatin, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$13.3 Million

Tenant: Amazon

The Amazon logo, featuring the word "amazon" in a bold, black, sans-serif font. Below the text is a curved orange arrow that starts under the letter 'a' and points towards the letter 'n'.

Industrial

Majestic Brookwood II

Design-Build build-to-suit delivery consisting of one (1) concrete tilt-up building with related on and off site improvements. Site work included precisely balanced 120,000 CY mass grading package, on-site water quality facilities, site wet and dry utilities and electric vehicle charging infrastructure for 872 each future charging positions. The building is 34 ft clear concrete tilt-up construction with 60 mil TPO membrane over R-38 rigid insulation with metal deck and roof structure. Included 90,000 SF of at-grade exterior loading canopies on both long sides of the building



with loading docks on short side of building. Interior improvements consisted of three separate breakroom complexes and warehouse improvements for material handling system. Included ESFR fire sprinkler system and 4.6 MW metered primary electrical service. Off-site frontage improvements included approximately 3,365 LF widening, cement treated subgrades, PCC pavements, dry and wet utilities, cycle track, landscape strip and sidewalk. Project included design and construction of an on-site memorial to commemorate historical settlers of the area.



The Amazon logo, featuring the word "amazon" in a bold, black, sans-serif font, with a curved orange arrow underneath it pointing from the 'a' to the 'z'.

Project Features

Size: 182,927 SF

Location: Hillsboro, Oregon

Owner: Majestic Realty Co.

Architect: Commerce Construction Co., L.P.

Cost: \$58.6 Million

Tenant: Amazon

Industrial

Grand Crossing South - Building 2



Design and construction of 627,480 SF concrete tilt-up building with on and off-site utility improvement including on site 400 KW Genset backup generator for FedEx Ground.

Dock high building including cross dock loading with 38-FT clear height at first column line, 7-inch slab, hybrid roof system with 3-ply BUR. Building consists of (115) 9-ft x 10-ft sectional overhead doors and (4) 14-ft x 16-ft sectional ramp doors.

Tenant improvement for FedEx Ground consists of build out approximately 11,625 SF office areas including a central control room and security screening area, (2) 20K capacity mechanical Edge of Dock Levelers, (14) HVLS fans, (1) custom-made computer room, and upgraded security truss gate system.



Project Features

Size: 627,480 SF

Location: City of Industry, California

Owner: Industry East Business Center, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$36.3 Million

Tenant: FedEx Ground

Industrial

Majestic Freeway Business Center - Building 10



Design and construction of 600,000 SF concrete tilt-up building with on and off-site utility improvements including on site 130 KW Generac backup generators for Living Spaces.

Dock high building including cross dock loading with 36-FT clear height at first column line, 7-inch slab, hybrid roof system with 3-ply BUR. Tenant improvement for Living Spaces consist of build out approx. 8,127 SF office space including remote public clearance center area to purchase misc. furniture. Install of (67) 35K capacity dock levelers were installed for receiving/shipping operations, 20fca Lighting through Living Spaces racking system, (14) HVLS fans, (31) position Battery charge area with eepoxy floor coating, scrubber dump with 750 gal Sand/Oil separator and (2) guard shacks.



Project Features

Size: 600,000 SF

Location: Perris, California

Owner: Majestic Freeway Business Center #10, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$27.9 Million

Tenant: Living Spaces



Industrial

Majestic Reno Commercenter I



The construction project involves two buildings – Buildings 1 and Building 2 totaling 515,197 square feet. Building 1 with one tenants occupying 175,187 sqft area. Building 2 with two tenants occupying its 245,354 sqft area. The project could involve various stages, such as designing, procurement, construction, and finishing. Throughout these stages, different professionals and contractors may be involved in bringing the project to completion. This construction project will provide commercial space for multiple tenants, meeting their varying needs and ultimately contributing to the growth of the local economy.

Project Features

Size: 515,197 SF

Bldg 1: 269,843 SF • **Bldg 2:** 245,354 SF

Location: Reno, Nevada

Owner: Majestic Liberty, LLC

Architect: Commerce Construction Co., L.P.

Cost: \$42.1 Million

Tenant: Bobcat, Wabtec, Royal Canin



Bobcat®



Wabtec
CORPORATION

**ROYAL CANIN**

Industrial

Beltway Business Park – Warehouse 9



The construction project involves two buildings – Building 11 and Building 12. Building 11 is a single-tenant building with a total area of 94,500 sqft. On the other hand, Building 12 is a larger building with four tenants occupying its 235,275 sqft area. The project could involve various stages, such as designing, procurement, construction, and finishing. Throughout these stages, different professionals and contractors may be involved in bringing the project to completion. This construction project will provide commercial space for multiple tenants, meeting their varying needs and ultimately contributing to the growth of the local economy.



Project Features

Size: 329,775 SF

Bldg 11: 94,500 SF • **Bldg 12:** 235,275 SF

Location: Las Vegas, Nevada

Owner: Beltway Business Park Warehouse No. 9 LLC

Architect: Commerce Construction Co., L.P.

Cost: \$25.1 Million

Tenant: QCD, Aruze Gaming, Vin Sauvage, Mygrant Glass, Classic Flooring

Retail

Mule Alley



Project Features

Size: 117,889 SF

West Barns: 85,095 SF • **East Barns:** 92,794 SF

Location: Fort Worth, TX

Owner: Fort Worth Heritage MB, LLC

Architect: Bennett Benner Partners

The Fort Worth Stockyards Mule Alley project involved the rehabilitation of two 100-year-old Horse and Mule barns located in the Stockyards area. The design process was demanding, with a focus on restoring and preserving the building facade to comply with local historical code requirements. Our team concentrated on the core and shell components of each barn to modernize them while retaining their original design.

Our goal was to revive these historic structures and create a bustling destination that caters to modern business needs. We achieved this by ensuring that the project adhered to the original charm and character of the buildings. Our project showcases the rich history and culture of the Stockyards and pays tribute to the hardworking mules and horses that once called these barns home.

Today, the Fort Worth Stockyards Mule Alley is a vibrant and inviting destination for locals and visitors. Its charming storefronts and walkways have made it one of the most popular spots in Fort Worth.

Retail

Alberta Commons

Alberta Commons is a two building 25,000 SF multi-tenant retail center fronting on Martin Luther King Jr. Boulevard in Northwest Portland. It was constructed in 2017 as a re-development project, built to LEED standards including high efficiency air conditioning and insulation systems with bicycle storage and racks to accommodate both tenants and guests. The exterior consists of a traditional red brick facade, featuring colorful murals representing the history of the local community, painted by local artists. The center is home to 7 tenants providing services to the local community, including grocery, restaurants, dentistry, a butcher shop and a barbershop.



Project Features

Size: 24,826 SF

Location: Portland, Oregon

Owner: Majestic Alberta Commons, LLC

Architect: Tinland Schmidt Architects

Cost: \$9.4 Million

Tenant: Wing Stop, Natural Grocers



Hospitality

Hotel Drover



Located at the southern end of Mule Alley in the Fort Worth Stockyards, Hotel Drover is a six-story boutique hotel, with 200 rooms. It is part of the Marriott Autograph collection and embodies the true spirit of Fort Worth.

We were tasked with bringing to life the luxurious lounge space, restaurant, meeting rooms, event barn, wedding lawn, backyard amenities, and pool. With careful planning and execution, we delivered on all aspects of the project, resulting in a truly unique and inviting space that perfectly captures the Western charm and warm hospitality of the area.

Overall, we are proud to have contributed to the creation of this exceptional hotel. Hotel Drover is a testament to our company's commitment to delivering top-quality construction projects that exceed expectations. We are confident that guests will fall in love with every aspect of this unique and luxurious hotel.

Project Features

Size: 162,786 SF

Location: Fort Worth, TX

Owner: Stockyards Station Hotel II, LLC

Architect: HKS Architects, Inc (Core & Shell)
Merriman Anderson Architects, Inc (Interior)

Cost: \$87.2 Million



Hospitality

Silverton Hyatt Place Hotel



The Silverton Hyatt Place is a newly constructed hotel that boasts five floors and a total area of 88,252 square feet. The hotel comprises 150 rooms, an outdoor pool featuring cabanas, a fitness center, and a breakfast bar. Its location next to the Silverton Casino provides easy access to nearby restaurants, entertainment venues, and shopping districts. The hotel's features are designed to cater to the needs of travelers seeking a comfortable, convenient, and relaxing stay in Las Vegas.



Project Features

Size: 82,252 SF

Location: Las Vegas, Nevada

Owner: MNPH Hotels, LLC

Architect: Klai Juba Wald

Cost: \$26.2 Million

Tenant: Silverton Hyatt Place