



  
**ROOKER**

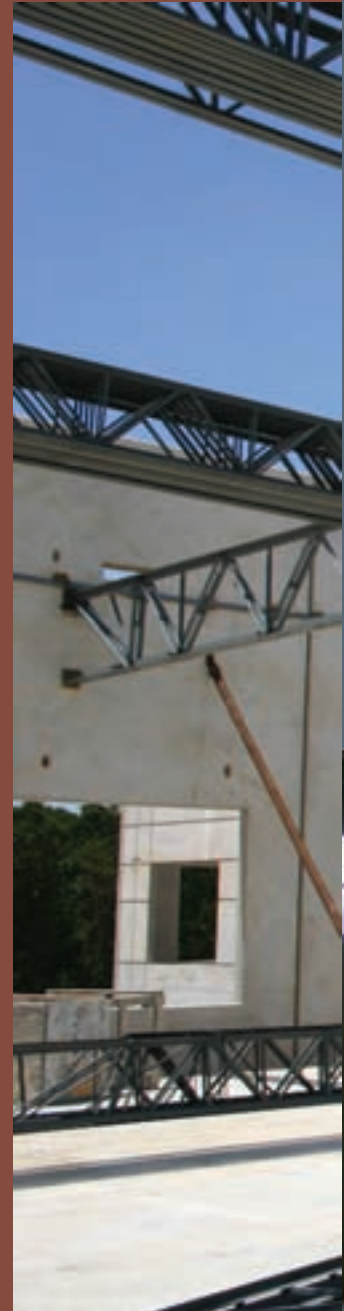
DESIGN :: BUILD :: DEVELOP

ROOKER designs, builds, and develops commercial real estate, specializing in the industrial market (warehousing/ distribution, manufacturing, etc).

Over the last 40 years, we've built enough properties across the Southeastern United States to be considered one of the most experienced industrial development firms in the industry. While we're certainly proud of this accomplishment, at ROOKER, we take greater satisfaction from the long-standing relationships we have constructed with our clients. And the reputation we have built as the industry's "problem solvers".

See, we don't look at what we do as designing or building a distribution center, or a warehouse, or an office park. (What fun is that after a while?) Instead, we invest ourselves more personally into each structure knowing what it really needs to be is a solution that solves a company's problem (or helps them avoid them down the road).

To build these solutions - at the best cost possible - we've structured ROOKER a little differently than other firms like us. We rarely outsource. That's because we don't need to. We have wholly-owned divisions or specialists and experts as full-time employees on Team ROOKER that enable us to handle every aspect of taking your project from concept to ribbon-cutting and beyond - all under one roof.



## WE BUILD SOLUTIONS.

To put our experience and comprehensive project ownership to work for your business, please contact us at [info@rookerco.com](mailto:info@rookerco.com).



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## FINANCIALLY STABLE ENOUGH TO START YOUR PROJECT TODAY.

ROOKER has a track record of steady growth without overextending ourselves. This is the main reason why, today, Rooker is standing on solid ground. ROOKER maintains an active role in the development and ownership of land assemblages, industrial facilities and office parks. We often work directly with our clients in facilitating ownership, lease and financing structures.

Even in challenging lending markets, ROOKER 's financial strength can mean the difference between starting your project today, or waiting. Our financial resources also mean you can rest assured your project is in the hands of a developer with the means to weather the times.

## SUSTAINABLE CONSTRUCTION LEADERSHIP BUILT RIGHT IN.

Everyone recognizes sustainable construction is the future. Sustainability can offer significant proven savings in energy costs, water costs, building costs, lifecycle costs, running costs and labor costs while greatly improving value with a minimum initial outlay.

At ROOKER , we have LEED Accredited Professionals (AP) on staff. In 2009, our construction project with the USDA met Gold LEED certification standards. Features such as T5 light fixtures and containing run-off (grey) water on site and reusing for sanitary conveyance are just a few of the ways ROOKER is helping both our clients and our planet achieve the best long-term solutions.

# ABOUT ROOKER

## BENEFIT FROM OVER 40 YEARS OF EXPERIENCE IN INDUSTRIAL CONSTRUCTION

ROOKER owns and manages over four million square feet of industrial facilities placing us among the leading developers/builders in the industrial sector.

Our high-profile clients include Ford Motor Company, USDA, Johnstone Supply, G.T.E., Seimens, Boise Cascade, Takeuchi, Georgia Crown, Micromeritics, Haverty's Furniture, J.C. Penny, Marriott, Home Depot, and Office Depot. Our clients have encompassed all sectors of the industrial market, including process & manufacturing, distribution, warehousing, food & beverage and automotive. We are experienced with the unique design and building challenges associated with this industry.

Our designs include tilt up construction. We're also experienced with maximizing efficiency along transportation routes such as railways. The Southeastern Parts Distribution Center

we built for Ford Motor Company was located on a rail line and featured an interior rail spur and a carousel system. Other projects have featured automated conveyor and inventory retrieval systems.



  
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## DESIGN ::

- Site Surveying, Analysis, and Selection
- Masterplanning, Site Planning, and Space Planning
- Warehouse Planning & Design
- Space Requirements Coordination & Programming
- Building Layout
- Process Engineering
- Existing Facility Evaluation/As-Built Survey
- Facility Systems Evaluation
- Feasibility Analysis
- Life Cycle Cost Analysis

- Architectural Design
- Bid Proposal Plans & Specifications
- Permit Plans & Approvals
- Computer Modeling & Rendering
- Sustainable, LEED™ Certified Design

## BUILD ::

- Construction
- Construction Management
- Build To Suit
- Sustainable, LEED™ Certified Design
- General Contracting
- Finish Grading



- ✓ **Financing, Leasing & Property Management**
- ✓ **Site Selection, Procurement & Development**
- ✓ **Architectural Design, Engineering & Space Planning**
- ✓ **Construction & Construction Management**

With our complete set of development and construction divisions and services, ROOKER is the only vendor you'll need to take your project from idea to completion. We provide services at every stage of the development and construction life cycle because owning the whole project, instead of a piece or two, produces the best results for our clients.

We are able to look at your project as a whole which gives us greater flexibility in resolving issues in the best interest of our clients. Because when a discovery is made in the middle of the project that requires additional expense in the roofing, we talk to a ROOKER employee, not a subcontractor counting on profitability in just that single area.

ROOKER 's end-to-end project ownership means you get a partner who is more involved, more committed, and more accountable. Removing multi-vendor finger-pointing and middle men, ROOKER provides its clients the highest caliber solutions in the shortest amount of time at the lowest possible cost.

The ROOKER team can assume a role ranging from construction only, to full-service development and ownership.

- Concrete Foundations And Floor Slab
- Tilt-Up Wall Panels
- Structural Steel Erection And Joist Placement
- Permanent Roofing
- Masonry Construction
- Carpentry
- Painting
- Acoustical Ceilings
- Interior Partitions And Finishes, Doors And Hardware

## DEVELOP ::

- Financing
- Leasing
- Property Management



## EXPERIENCED REAL ESTATE PROFESSIONALS

Our people are our greatest asset. Nothing speaks to the value we place on attracting and retaining the very best talent better than our employee retention rate. Our average employee has been with us for 17 years. We share a common pride in the buildings, relationships and solutions we build for our clients and our communities. Our employees go the extra mile - in the little ways that sometimes go unnoticed as well as in the big "stretch" mile that have earned us the life-long loyalty of most of our customers and have earned us the reputation as "problem-solvers".

ROOKER has roughly 50 employees consisting of many 20+ year loyalists and highly skilled real estate and construction specialists. ROOKER 's management averages 25 years with the company.

