

Dark Store Facilities Management

Today's retail professionals are faced with a unique set of challenges when it comes to excess space. To assist in addressing this challenge, NAI Plotkin welcomes the opportunity to offer Dark Store Facilities Management customized to meet your individual needs.

Our services include periodic site condition inspections, specialized inspection reports, recommendation for repairs, including detailed repair quotes, HVAC preventative maintenance inspections, vendor and contract service providers, snow removal, landscaping, janitorial, periodic inspections and 24/7/365 day emergency and alarm response.

We have been retained by a wide range of organizations to provide services for retail and multi-tenant commercial properties and other real estate on a national basis. Clients include Staples, Inc., Best Buy, Toys R Us, United Bank and CVS.

NAI Plotkin will proactively manage your closed sites (owned or leased, vacant or subleased) in order to ensure compliance with lease obligations and all jurisdictional ordinances, through a single point of contact at NAI Plotkin to streamline all communication regarding these sites including:

- Maintenance of the properties to protect the value of the asset
- Ensure lease obligations are being maintained at leased property locations
- Ensure sub-tenants are maintaining lease obligations at sub-leased locations
- Protect against losses from burst pipes at vacant locations
- Keep the property in a sellable or leasable condition at all times

We Offer a Single Point of Contact
For Your Dark Stores Nationwide



Customized Management Solutions

NAI Plotkin welcomes the opportunity to offer Customized Management solutions to meet your individual needs including:

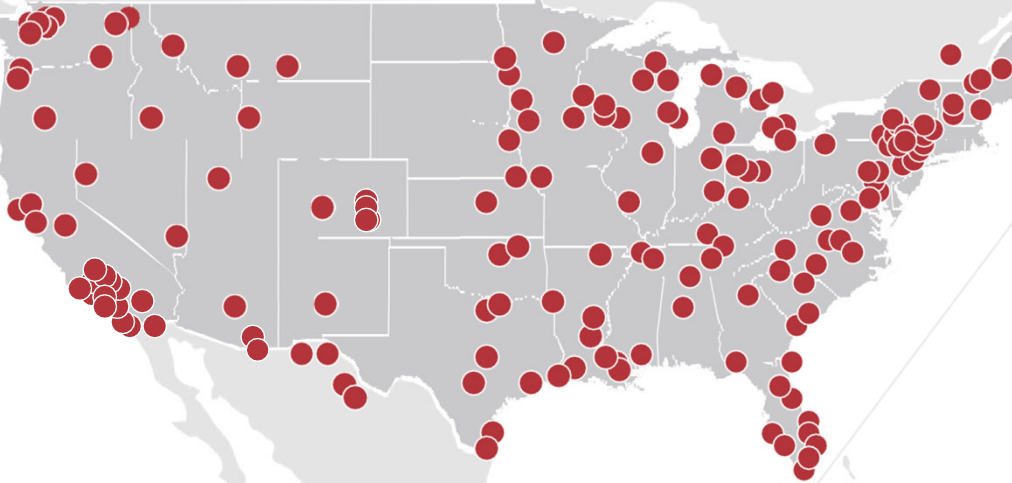
- Periodic Property Inspections (Site Condition, HVAC PM, Fire Life Safety)
- Customized inspection Reports
- Recommendation for Repairs with Detailed Quotes & Photos
- Vendor & Contract Services Including Supervision & Inspection
- 24/7 & 365 Days Emergency and Alarm Response

Full Service Site Management & Physical Maintenance

- Electrical
- HVAC
- Elevators
- Structural
- Plumbing and Piping Systems
- Fire and Life Safety Equipment
- Building Maintenance (Interior and Exterior)
- Utilities Management Services - Roads and
- Grounds Maintenance
- Janitorial Service Management
- Parking Lots
- Trash Removal
- Landscaping/Snow Removal
- Roofing
- DEP Inspections (Wetlands/Storm Water Quality Systems)
- Insurance
- Employer/Contractor Payment
- Tenant & Owner Relations
- Capital Improvements
- 24/7 Emergency Support
- Operation Analysis
- Financial & Administrative Management
- Lease Abstracting
- Expense Auditing
- Collections, Disbursements, Deposits
- Budgets & Financial Reporting
- Books and Records



U.S. Office Locations



Alabama

Birmingham
Huntsville
Mobile

Arizona

Tucson
Phoenix

Arkansas

Little Rock
West Memphis

California

Bakersfield
Commerce
Irvine
Los Angeles
Modesto
Murrieta
Oakland
Ontario
Oxnard
Palm Desert
Pasadena
San Diego
San Francisco
San Gabriel Valley
San Jose
Simi Valley
Stockton
Torrance
Valencia
West Los Angeles
Westlake Village

Colorado

Avon
Colorado Springs
Denver

Connecticut

West Hartford

**District of
Columbia**

Washington

Delaware

New Castle

Florida

Boca Raton
Doral
Fort Lauderdale
Ft. Myers
Jacksonville
Miami
Ocala
Orlando
Panama City
Pensacola
Seminole
Stuart
Tallahassee
West Palm Beach

Georgia

Atlanta
Savannah

Hawaii

Honolulu
Lihue

Idaho

Boise

Illinois

Chicago
Springfield

Indiana

Fort Wayne
Indianapolis

Iowa

Cedar Rapids
Coralville
Davenport
Sioux City
Waterloo
West Des Moines

Kansas

Overland Park
Topeka
Wichita

Kentucky

Lexington
Louisville

Louisiana

Alexandria
Baton Rouge
Lafayette
Lake Charles
Monroe
New Orleans

Maine

Portland

Maryland

Baltimore
Columbia
Lanham

Massachusetts

Boston
Springfield

Michigan

Detroit
Grand Rapids
Lansing

Minnesota

Minneapolis

Missouri

St. Louis

Mississippi

Gulfport
Jackson

Montana

Billings
Bozeman

Missoula

Missoula

Nebraska

Lincoln
Omaha

Nevada

Carson City
Las Vegas

Reno

New Hampshire

Bedford
Portsmouth

New Jersey

Hackensack
Mt. Laurel
Parsippany
Piscataway
Princeton
Toms River

New Mexico

Albuquerque
Deming
Las Cruces
Santa Fe

New York

Albany
Melville
New York City

North Carolina

Asheville
Burlington
Charlotte
Greensboro
Raleigh

North Dakota

Fargo

Ohio

Akron
Canton
Cincinnati
Cleveland
Columbus
Dayton

Oklahoma

Oklahoma City
Tulsa

Oregon

Portland
Redmond

Pennsylvania

Allentown
Lancaster
Lemoine
Philadelphia
Pittsburgh
Reading
Southampton
Wayne
Wilkes-Barre

South Carolina

Charleston
Columbia
Greenville

South Dakota

Sioux Falls

Tennessee

Chattanooga
Clarksville
Knoxville
Memphis
Nashville

Texas

Austin
Beaumont
Dallas
El Paso
Fort Worth
Harlingen
Houston
McAllen
San Antonio
Texarkana

Utah

Salt Lake City
St. George

Vermont

Burlington

Virginia

Brambleton
Lynchburg
Richmond
Vienna

Washington

Bellevue
Kennewick
Seattle
Spokane
Tacoma
Vancouver

Wisconsin

Appleton
Madison
Milwaukee

Our Clients

Abbott Laboratories ABN
AMRO
Aceto Chemical Corp. ADP
Agway
AIG
Air France
Air Products and Chemicals
Airgas, Inc.
Albany International
Alcatel
Alcoa
Allied Signal Inc.
American Red Cross
Applied Industrial
Technologies Ashland
Chemical Co.
Averitt Express Avnet
BAE Systems
Baystate Health
Systems
BOC Gases
Bombardier BP
Bristol-Myers Squibb
Cadbury Schweppes CGI
Chesapeake
Cirrus Logic
Citibank
Colgate Palmolive
Coca-Cola Enterprises
Computer Associates Con-
Way Logistics
Dal-Tile Corp.
Deere & Co. DHL
Diebold
Dow Corning
Dow Jones & Co.
The Dow Chemical Co. Duke
Energy
DuPont
Duracell
Ecolab

Federal-Mogul
FedEx/Kinko's
Foster Wheeler Corp.
Fresenius Medical Care AG GATX
Corp. General Dynamics
Georgia-Pacific Corp. The
Gillette Co.
The Glidden Co.
Girl Scouts of America
Henkel Consumer Adhesives
Hercules Incorporated
Hertz
Hoescht Celanese
Ingersoll-Rand
Inktomi International
Paper Invensys Keithley
Instruments
Kelly Services
Koch Industries
Kohler
Kuehne+Nagel
Kramont Realty Trust
LabCorp.
Linde
Litton Industries
Loew's Corp.
MAB Paints
Martin Marietta
MassLive Media
MCI/WorldCom
McKesson Corp.
Merck & Co.
MGM – Springfield
Miller Brewing Co.
Monsanto

Nike
Nu Motion
Olin Corp.
Pendleton Woolen Mills
The Pepsi Bottling Group
Philip Morris Companies
Phoenix Companies
Pillowtex Corp.
Pitney Bowes Praxair, Inc.
Progress Software
Progressive Insurance
Regal-Beloit
Rhone-Poulenc, Inc.
Rhodia
Rolls-Royce
Samsung
Sanmina-SCI
SAP America
Siemens
Snap-On Inc.
Sodexo
Sprint
The Stanley Works
Staples
Steelcase
Sherwin Williams Co.
Sun Chemical
Tenneco, Inc.
Travis Perkins
Unilever
Union Carbide Corp.
United Bank
United Parcel Service
United States Postal Service

TRUSTED WORDS FROM OUR CLIENTS

"I would highly recommend retailers in need of responsive services from a vendor partner committed to client satisfaction to consider NAI Plotkin's services."

- Phil Donahue
Corporate Support Services
Staples, Inc.

Why NAI Plotkin

NAI Plotkin has been selling, leasing and managing commercial real estate for more than 55 years. And as one of the oldest members of NAI Global, we have long recognized our unique participation in a real estate network of specialized practitioners from around the globe.

Our team offers full service property and facilities management locally, regionally and nationally, to a wide range of clients and institutions. We have been doing this successfully for decades – we are not just responsive to your needs – we are PROACTIVELY involved in the management of your stores daily.

NAI Plotkin offers a suite of comprehensive value-added services, including:

- Property Management/Facilities Management
- Brokerage Services
 - Disposition
 - Lease Administration & Auditing
- Construction Management Services
- Consulting & Advisory Services

As a member of NAI Global, we participate in a global network that shares the best practices and helps us stay on the absolute cutting edge of the industry.

NAI Plotkin is part of
NAI Global.

That means we are part of a global commercial real estate network, spanning 400 offices with 7,000+ agents worldwide.



To learn more about our
services, please contact:

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