



# G&P

**G&P CONSTRUCTION**

**MILLION SQUARE FEET AT A TIME**



## WHAT WE DO

**LARGE SCALE HIGHLY CUSTOMIZED SOLUTIONS**

*MATERIAL HANDLING • CONSTRUCTION • LIQUIDATION*

## HOW WE DO IT

**EXPERTISE • DILIGENCE • SUSTAINABILITY • EXECUTION**

## FOR WHOM

**OWNERS • TENANTS • MANAGERS**

**SOLUTION: A MEANS OF SOLVING A PROBLEM OR DEALING WITH A DIFFICULT SITUATION.**



CONSTRUCTION

**CONSTRUCTION**

- Tenant Improvements
- LED Lighting Solutions
- Demolition
- Slab Restoration
- Office Build Out
- Design - Build
- Paint



SYSTEMS SOLUTIONS

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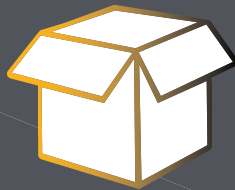
- Design/Engineer
- MHE Equipment
- Permitting
- Life Safety
- Build Out
- Inspections
- Safety/Audits
- Installation



WHITE BOX

**WHITE BOX**

- Clear
- Clean
- Restore



ON GOING BUSINESS SERVICES

**ADDITIONAL BUSINESS SERVICES**

- Consulting
- Project MGMT
- Sale/Lease Back
- Appraisals
- Demolition
- Due Diligence



LIQUIDATIONS

**LIQUIDATIONS**

- Pallet Rack
- Conveyance
- Pick Modules
- Automation Equipment
- Furniture & Fixtures
- Forklifts
- Aerial Equipment



# WHAT IS WHITE BOX?



The term “white box” comes from the look of a minimally finished space that has white ceiling and white walls. It refers to a commercial space’s condition before a tenant’s remodeling or finishes.

## **Benefits of White Box Solution:**

- Timely solution to maximize property market value
- Cleared, Cleaned and Restored spaces lease/sell quickly
  - Provides blank slate for tenant improvements
- Cost savings including faster design and build process

## **WHAT IS INCLUDED?**

**Exterior • Interior • Restroom • Electrical • Plumbing • HVAC**



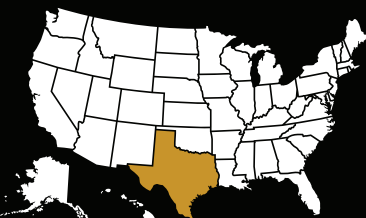
## FEATURED PROJECT



# Allstate

Coppell, TX ~ 98K SF

98,000 SQ FT Complete White Box of  
4-Level Record Storage Facility  
Electrical, Lighting, HVAC, and Sprinkler Removal  
Sprinkler System Reprogram and Code Out Old Zones  
Floor anchors cut clean  
Floor repaired and cleaned  
Under 5 Week





## FEATURED PROJECT

# boohoo

Elizabethtown, PA ~ 1.1M SF

Design, Procurement & Installation of  
600K SF Pick Module  
Professional Management of MEP Systems  
Oversaw Permit Approval Process  
Managed Customer Logistics



# WHAT ARE PEOPLE SAYING?

“

I am very happy to recommend G&P Construction for their professional ability of warehouse design, rack layout and installation. Based on my own experience with their teams they have done an excellent job across the nation at a great number of our warehouses. Whether it's a new install, addition to a current install or a complete tear down and rebuild they have been phenomenal, and their quality of work is top notch. G&P has been a great help especially in these trying times in dealing with local cities when needed and pulling out all the stops to help us hit crazy time constraints. They have excellent resources to get what we need usually quicker than anyone else I have attempted to work with. G&P's team has been very helpful in working around and coordinating with other on-site vendors to keep jobs moving along to completion. I plan to continue to work with G&P Construction on all future projects.

”  
-Marla, Wheel Pros

“

G&P sold me brand new rack and installed it before my move-in day by working directly with a landlord. It saved me months of downtime and we transitioned to the new facility in just weeks.

”  
-Steve, Tenant

“

These guys helped me lease two of my properties by “White-Boxing” them to a flexible space.

”  
-Alberto, Property Owner

“

The “G&P brothers” helped us both empty and restore one distribution center, and relocate to another. It was monumental task and they handled it from start to finish smoothly. It saved us a whole lot of headaches and effort.

”  
-Greg, Business Owner

“

In working with G and P Construction for years what I really appreciate is their high level of professionalism and technical ability whether it is a small or extremely large project.

”  
-Dan, Interlake Mecalux



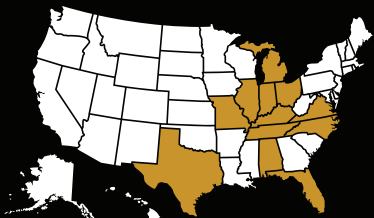
## FEATURED PROJECT

# Chadwell

Richmond, VA  
Indianapolis, IN  
Memphis, TN  
Charlotte, NC  
Kansas City, MO  
Louisville, KY  
Birmingham, AL  
Austin, TX  
Houston, TX  
Mobile, AL

San Antonio, TX  
Dallas, TX  
Nashville, TN  
Raleigh, NC  
Orlando, FL  
Tampa, FL  
Chicago, IL  
Columbus, OH  
Detroit, MI

Over 3.2M SF MHE installations  
Procured Engineered Drawings  
Implemented Cohesive Layout Across All Sites  
Oversaw Permit Approval Process  
Managed Customer Logistics







## FEATURED PROJECT

# SEARS

# K kmart™

Wilkes-Barre, PA ~ 1.4M SF

Jacksonville, FL ~ 1.1M SF

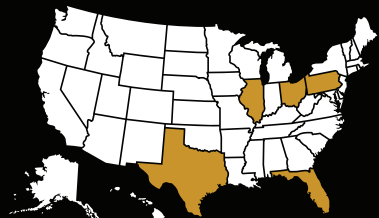
Manteno, IL ~ 1.8M SF

Dallas, TX ~ 2M SF

Chambersburg, PA ~ 1M SF

Warren, OH ~ 1.4M SF

Over 8.7M SF Fully Fitted, White Boxed  
Removed And Liquidated All Asset  
Decommissioned 90 Miles Of Conveyance  
13 Sorters, 100,000+ Positions Of Selective Rack,  
12 Pick Modules,  
Cut, Capped, And Removed All Electrical  
Epoxyed And Restored Warehouse Floor  
Buildings All Returned To Owner's Specifications  
Each Project Completed In Under 15 Weeks.





Over  
**61,000,000**  
SF Liquidated



More Than  
**25**  
Years Experience



Over  
**43,000,000**  
SF Installed



More Than  
**4,000**  
Dealer Partners

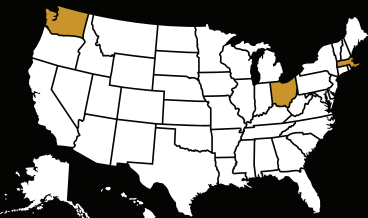


## FEATURED PROJECT

# Pier1<sup>®</sup>

Columbus, OH ~ 1.3M SF  
DuPont, WA ~ 800K SF  
Aberdeen, MD ~ 800K SF

2.9M SF White Box in total  
Over 10K Bays Dismantled  
Electrical, HVAC Spec Reset  
Removed and Liquidated all assets  
Cut, Cap and Remove Electrical  
Epoxy and Restore Warehouse Floor



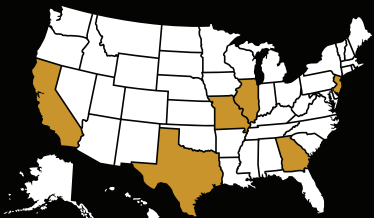


## FEATURED PROJECT



- Atlanta, GA ~ 1.4M SF
- Stockton, CA ~ 1.1M SF
- Flanders, NJ ~ 1.8M SF
- Lee's Summit, MO ~ 1.3M SF
- Joliet, IL ~ 900K SF
- Dallas, TX ~ 1.4M SF

Over 8M SF White Box  
 20 miles of Conveyance dismantled  
 Remove and Liquidate all assets  
 Cut, Cap and Remove Electrical  
 Added new Security System for Tenant  
 Remove and Restore Sprinkler System  
 Epoxy and Restore Warehouse Floor





**Jake Tippie**  
VP of Sales



**Shawn Puskar**  
Managing Partner



**Michael Mickler**  
CTO  
Solutions Developer



**Justin Martin**  
Director of Sales



**Brent Charles**  
National Account  
Manager



**Martin Lyczewski**  
National Account  
Manager



**Scott Booth**  
Director of Construction



**Nick Gorey**  
CEO



**Mike Gorey**  
COO



**Matt Eymann**  
National Account  
Manager

**“The Brothers”**



**Dan Gorey**  
Director of Real Estate



**Bill McKim**  
Director of Logistics



**Eric Platt**  
Project Engineer



**Colleen Gorey**  
Chief Marketing Officer

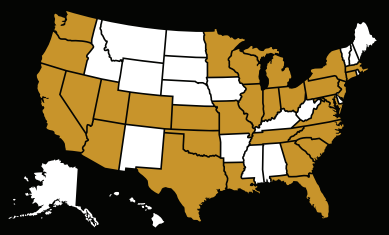


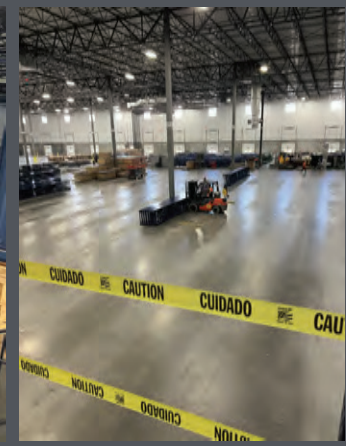
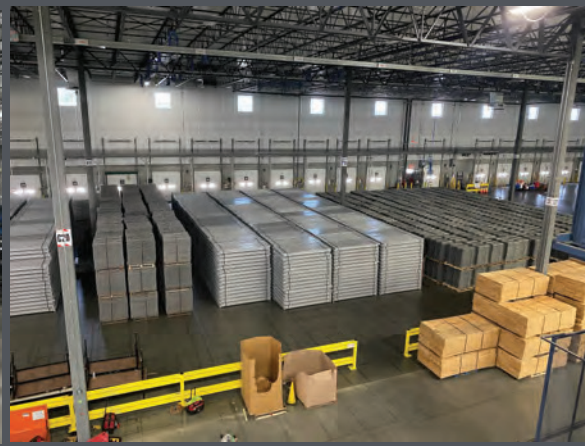
## FEATURED PROJECT



- |             |                |                |
|-------------|----------------|----------------|
| Arizona     | Maryland       | Oklahoma       |
| California  | Massachusetts  | Oregon         |
| Colorado    | Michigan       | Pennsylvania   |
| Connecticut | Minnesota      | South Carolina |
| Florida     | Missouri       | Tennessee      |
| Georgia     | Nevada         | Texas          |
| Illinois    | New Jersey     | Utah           |
| Indiana     | New York       | Virginia       |
| Kansas      | North Carolina | Washington     |
| Louisiana   | Ohio           | Wisconsin      |

Sole MHE Provider for Past 15 Years  
 Over 5M SF MHE installations  
 Procured Engineered Drawings  
 Implemented Cohesive Layout Across All Sites  
 Oversaw Permit Approval Process  
 Manage Customer Logistics



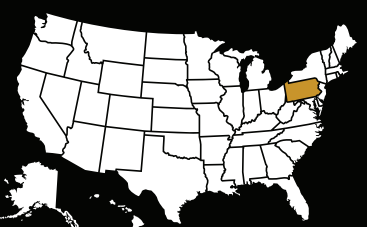


## FEATURED PROJECT

# Zulily

Bethlehem, PA ~ 800K SF

- 800,250 SF Building White Box
- 200K SF Pick Module Dismantle
- Over 6 miles of Conveyance
- Remove and Liquidate all assets
- Cut, Cap and Remove Electrical
- Code Out Obsolete Alarm System
- Remove and Restore Sprinkler System
- Epoxy and Restore Warehouse Floor



**DHL**



AMERICAN EAGLE  
OUTFITTERS

**CBRE**

**Pier1<sup>®</sup>**

**Lubrizol**

**GameStop<sup>®</sup>**

boohoo



Neiman Marcus

zulily

ARHAUS<sup>®</sup>

GAP

**TJX<sup>®</sup>**



TJ-maxx Marshalls HomeGoods SIERRA  
WINNERS' HOMESENSE TKmaxx

THRIVE  
- MARKET -



**SEARS**



EQT | EXETER

