



Toeniskoetter

DEVELOPMENT • CONSTRUCTION

TOENISKOETTER NEWS



TENCATE ADVANCED COMPOSITES USA, INC. • MORGAN HILL, CALIFORNIA

Toeniskoetter Moves Quickly in Morgan Hill to Support Expansion of Composites Division of International Firm

Toeniskoetter Development put a full-court press behind filling the immediate expansion needs of TenCate Advanced Composites USA, Inc. Fast-growing, Morgan Hill-based TenCate Advanced Composites required additional manufacturing, R&D and office space to support its thermoplastic manufacturing requirements. Toeniskoetter Development rose to the challenge by identifying an adjacent property and putting together a total acquisition package in record time.



Toeniskoetter Development's President and CEO, Brad Krouskup, leveraged the company's extensive network built over decades of doing business in Silicon Valley, starting with identifying the right property immediately adjacent to the current facility of TenCate Advanced

Composites at 18410 Butterfield Boulevard. Under Krouskup's leadership, the property was acquired, an LLC partnership was established, financing was secured, and planning was started for the necessary tenant improvements, all within 80 days.

Joe Morris, President of TenCate states, "TenCate has manufactured advanced composite materials at our Morgan Hill campus for over ten years. We were pleased to work with the Toeniskoetter Development team who addressed our needs in a professional, results-oriented manner in executing the transaction. In selecting Toeniskoetter Construction as our design/build partner on our critical infrastructure improvements we felt that their long history of successful projects in the Morgan Hill area and reputation for delivering on-time and under budget would best enable us to meet our critical timelines."

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JOE MORRIS, TENCATE

TenCate Advanced Composites is a division of TenCate, a Netherlands-based, international, public company founded more than 300 years ago with its

Expansion of International Firm (continued)

roots in industrial weaving. The company's technical textiles products range from personal and vehicle armor systems, artificial turf playing systems to geotextiles and high-tech composites for space and aerospace applications.

The parcel that Toeniskoetter Development identified for the expansion of TenCate was owned by TOWA America, a Japan-based manufacturing and sales company. The purchase required setting up a real estate partnership LLC, with acquisition financing arranged by Jim Raggio of Comerica Bank. Jeff Barnes and Ken Tsukahara of Colliers International represented TOWA. Jack Bonno represented TenCate.

"This was one of the most accelerated projects in my experience," said Toeniskoetter Development's Krouskup. "By parallel processing, we were able to do in 80 days what would normally take about four to six months to complete. It was great working with such focused and efficient partners."

The expansion of TenCate will give the company an additional 70,000 square feet of manufacturing, R&D and office space, and 2.5 acres of land that is already zoned. Toeniskoetter Construction will be managing the tenant improvements, with occupancy of the expanded manufacturing floor planned by mid-December, 2011. Dave Musgrave of Toeniskoetter Construction will be Project Manager for the extensive build-out, phase two of which will begin in January 1, 2012, with the executive and administrative staff office areas. •

Toeniskoetter Development, Inc. specializes in the formation of real estate investment partnerships, developing commercial and industrial properties, and providing property management services.

Toeniskoetter Construction, Inc. specializes in the highest quality tenant improvements. Established on a foundation of integrity and a commitment to the utmost in client service, Toeniskoetter Construction is here to serve you.



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