



SEWARD COUNTY
DEVELOPMENT
CORPORATION

The Rural-Modern Nexus

Liberal Integrated Logistics Industrial Park

Unlimited Flexibility. Seamless Connectivity.

The Liberal Integrated Logistics Industrial Park is an institutional-grade, de-risked asset built for the modern global supply chain. By merging expansive rural stability with bespoke facility design and frictionless rail logistics, we offer a premier environment for advanced manufacturing and global trade.



Geography & Logistics: High-capacity road and rail network integration.



Asset Flexibility: Unlimited infrastructure adaptability via strategic development partnerships.



Economic Advantage: Reduced costs and streamlined customs through international trade designations.



The Paradigm Shift in Industrial Real Estate

| | Traditional Inland Park | Liberal Nexus Model |
|-----------------------------------|---|---|
| Rail Access Open Sans | Dependent on rigid, individual rail spurs. | Glid Technologies central "Hub & Spoke" integration. |
| Facility Design Open Sans | Speculative, inflexible footprints. | Ruddell Group custom, unlimited Build-to-Suit. |
| Customs & Trade Open Sans | Standard, high-friction border and entry protocols. | Foreign Trade Zone (FTZ) / Distinct Customs Territory. |
| Environmental Layout Open Sans | Dense concrete environments. | Physically separated zones, vibrant green buffers, unified aesthetics. |

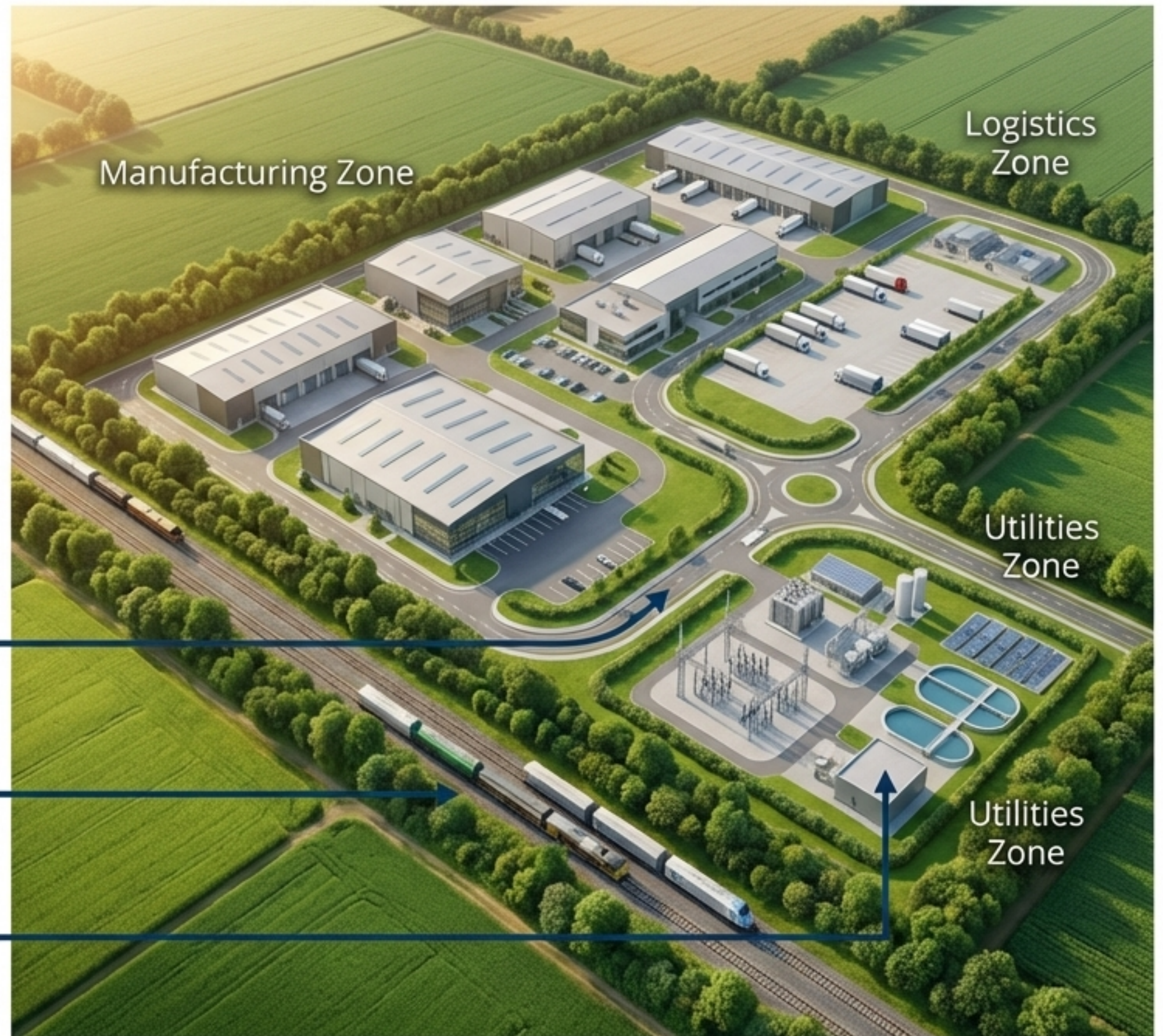
Pillar I: Rural-Modern Connectivity

Advanced industrial infrastructure integrated perfectly into a high-capacity rural landscape. The master plan ensures operational efficiency through distinct, specialized zones separated by natural buffers.

Highway Accessibility: Direct ingress/egress to the public road system.

Rail Corridor: Dedicated transport lines entirely segregated from building footprints.

Heavy Infrastructure: Robust baseline capacity for unique power and water requirements.



Certified Site Readiness

Evaluated against the highest national standards for development suitability, environmental impact, and infrastructure availability.



Electric Supply:
Substation integration
for high MW power
requirements



Water Supply:
Treated, high-volume
capacity for industrial
processing



Wastewater:
Integrated sanitary
and industrial waste
management



Natural Gas:
High-pressure
distribution network



Telecommunications:
Redundant broadband
and communication
lines



Business Climate:
Competitive corporate
income tax, property tax
stability, and favorable
regulatory
environment



Pillar II: The Logistics Engine

Powered by Glid Technologies

Traditional industrial parks force a choice between direct rail access and optimized facility layouts. We eliminate that compromise.

Through our strategic partnership with Glid Technologies, we separate the heavy rail infrastructure from the manufacturing footprint, ensuring frictionless, quiet, and highly organized logistics between your facility, road transport, and rail lines.



The Hub-and-Spoke Rail Integration



Node A (The Spoke)

Goods are loaded onto specialized automated guided vehicles (AGVs) or low-profile flatbeds at a clean, modern manufacturing facility.



Node B (The Hub)

Vehicles arrive at the centralized Glid rail terminal. Goods slide horizontally onto railcars via precision ground-level transfer systems.



Path (The Connection)

Our fully managed logistical system handles all movement between your facility and the rail terminal, allowing you to focus entirely on your manufacturing and production.

Pillar III: Custom Flexibility

Ruddell Group Build-to-Suit

We do not force operations into rigid, speculative concrete boxes. The Ruddell Group provides custom facility designs tailored to your specific operational, spatial, and power requirements. From 20,000-50,000sf, every facility is engineered for your exact workflow while maintaining the park's premium aesthetic standards.



Institutional-Grade Architecture

Site Integration: Landscaped entryways and shielded service areas ensuring a pristine public-facing aesthetic.

Facade/Materials: High-quality architectural metal panels and concrete in light, neutral tones to promote longevity and aesthetic appeal.

Base/Footprint: Scalable foundations supporting heavy, unique manufacturing requirements.



Fenestration: Glare-reducing tinted glass and articulated entry features offering a welcoming corporate presence.

Structure/Massing: Vertical and horizontal offsets, stepping building heights to minimize bulk and create visual interest.

Pillar IV: The Economic Catalyst

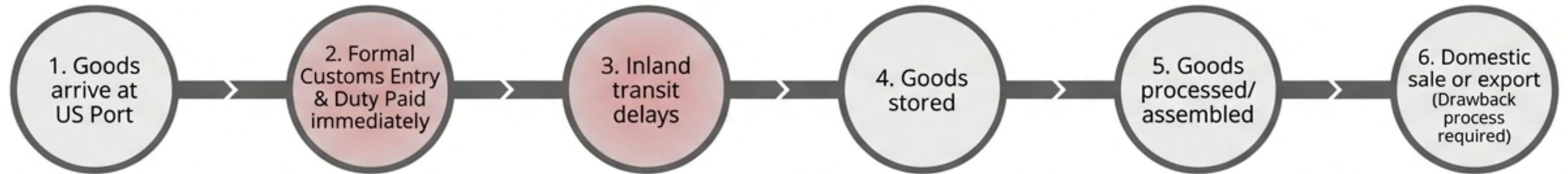
Foreign Trade Zone (FTZ) Status

Established as a “Distinct Customs Territory,” the Liberal Integrated Logistics Industrial Park operates outside standard U.S. Customs territory for the purpose of duty assessment. This designation provides a massive structural advantage to companies relying on international supply chains, lowering operating costs and drastically improving cash flow.



Frictionless Global Trade

Standard Inland Park



Liberal FTZ Nexus



Takeaway: Benefit from reduced capital lock-up, suspended import taxes, and streamlined regulatory compliance.



Station 1: Global Origin

Goods bypass standard port friction via the FTZ Designation (Economic Catalyst).



Station 2: The Hub

Goods arrive directly at the central Glid Technologies Rail Terminal (Logistics Engine).



Station 3: The Spoke

Automated transfer moves goods along the robust highway system straight to your shop floor (Rural-Modern Connectivity).



Station 4: The Destination

Goods arrive at a purpose-built Ruddell Group Facility, ready for processing (Tailored Flexibility).



Station 5: The Return

Goods flow in reverse from the Ruddell Group Facility, back through the automated transfer and rail terminal, for frictionless global export (Two-Way Logistics).

Physical layout, automated technology, and tax designation working together to create an unparalleled ROI machine.

Pathways for Capital and Tenancy

We execute a flexible investment and development model tailored to the specific risk profiles and capital requirements of our partners, from land acquisition through asset stabilization.

Corporate End-Users

Engage the Ruddell Group for turnkey, build-to-suit facility execution within the FTZ environment.

Optimize your supply chain footprint with bespoke architectural footprints designed exactly to your spatial and power needs.

Institutional Capital

Partner on merchant-build projects targeting high-return property sales gains and long-term stabilized lease income.

Co-invest alongside leading regional developers in a fully de-risked environment.

Logistics Partners

Leverage Glid Technologies infrastructure to expand supply chain nodes in the central United States.

Connect specialized road transport seamlessly into high-capacity rail networks.

Engineer Your Advantage.

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