

NEW TO MARKET

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Property Highlights

Building Size:	+/- 201,600 SF Single Load	Drive-ins:	Two (2) - 12' x 14' manually
Office Area:	Build to suit		operated drive-in doors located at each end of building
Site Size:	14.94 AC	Truck Court:	190' deep
Building Dimensions:	315' x 640'	Truck Parking:	30 trailer stalls
Clear Height:	32'	Car Parking:	Approx. 120 car spaces
Exterior Walls:	Load Bearing, Insulated, Concrete Precast	Fire Protection:	ESFR system
Roof:	Mechanically fastened TPO roof with 15 year manufacturer's warranty	Lighting:	LED high bay fixtures with motion sensors
		Electrical Service:	New 3,000 amp service
Slab on Grade:	7" thick concrete slab	Incentives:	10 year 75% tax abatement
Bay Size:	50' x 50' with 65' speed bays		beginning at completion, located in a Foreign Trade Zone
Dock Doors:	Twenty (20) - 9' x 10' manually operated overhead doors	Projected Delivery Date:	Completed
	Eighteen (18) additional dock knock outs	Net Lease Rate:	\$4.75/SF NNN
Dock Equipment:	Twenty (20) - 40,000 lb mechanical dock levelers Twenty (20) - dock seals Twenty (20) - sets of z-guards Twenty (20) - LED swing arm dock lights		







Aerial Map





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