



MERCEDES CENTRAL PARTS WAREHOUSE

11146 Will Walker Road | Vance, AL | 35490

LEASE

AVAILABLE 4TH QUARTER 2020

Site Size	42.23 Acres
Building Size	518,400 SF including 14,912 SF of office space
Year Built	2003
HVAC	<ul style="list-style-type: none"> • 100% Conditioned • (16) 50 Ton units in warehouse
Design	<ul style="list-style-type: none"> • Sleek European design to meet Mercedes specifications • 100% Aluminum banded window system. • 159 Curbed skylights (6'x16')
Ceiling Height	<ul style="list-style-type: none"> • 172,800 SF - 18' 6" clear • 345,600 SF - 26' 6" clear
Building Dimensions	720' x 720'
Loading	<ul style="list-style-type: none"> • (15) 10'x12' Dock doors with levelers • (5) 15'x15' Drive in doors
Parking	<ul style="list-style-type: none"> • 70 Auto stalls • 25 Trailer stalls
Column Spacing	80'x80', Concrete columns
Floors	8" Reinforced
Roof	45 mil TPO over 3" Rigid insulation (R=18.5)
Sprinkler	ESFR w/ pump
Power	(2) 2500 Amp switch boards



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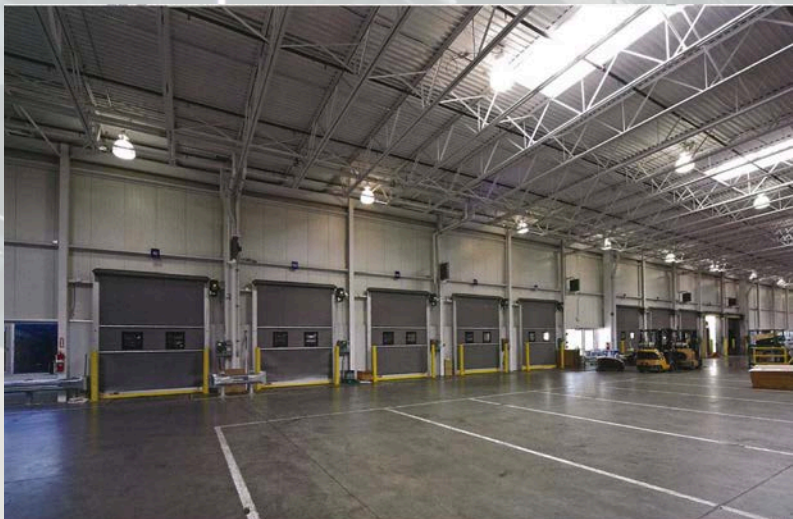
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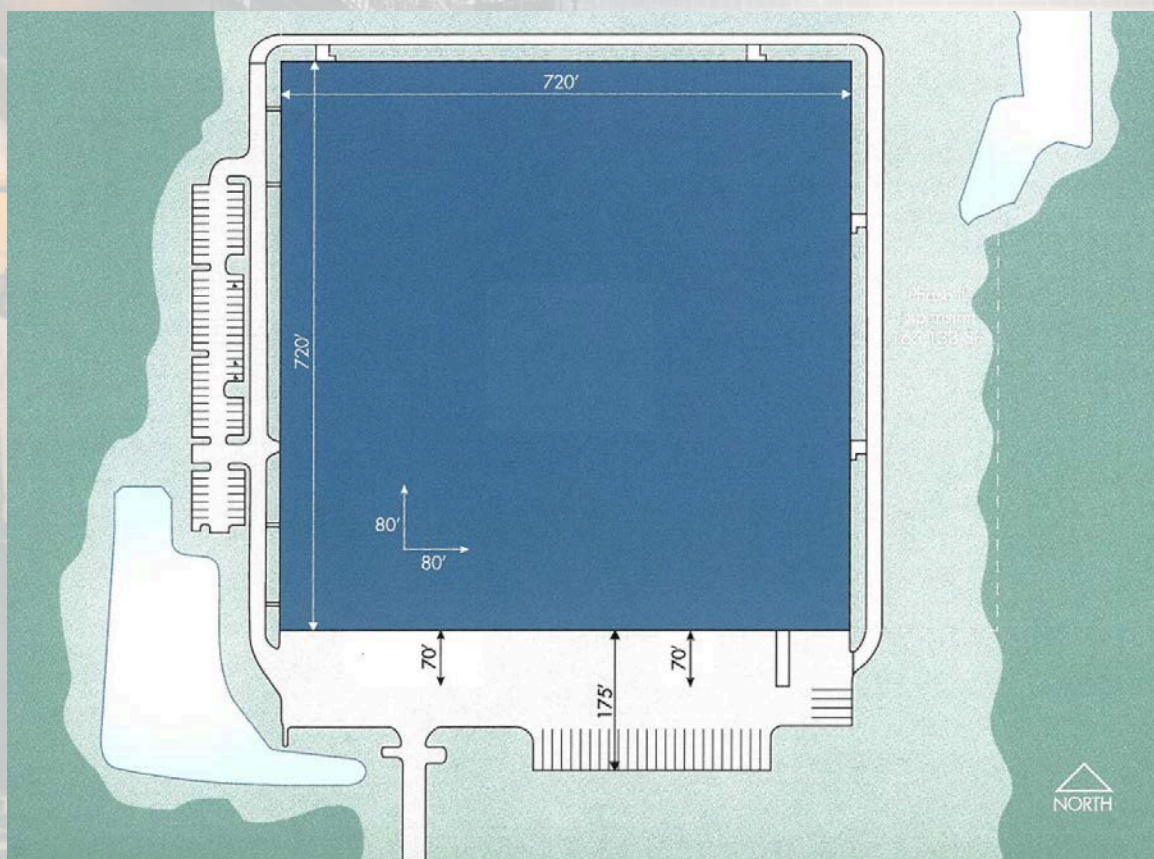
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This state of the art facility was designed and constructed in accordance with Mercedes Benz specifications incorporating innovative warehouse systems. The Duraluminum metal wall system has a sleek European design with an aluminum banded window system wrapping the entire building. The use of precast concrete columns allows 80'x80' column spacing, increasing rackable floor area and improving work-flow. The entire facility is temperature controlled with Mercedes specified premium dock equipment at each loading door.

Completed in 2005, the facility is expandable and offers great interstate access to both exits 88 and 89, I-59.



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