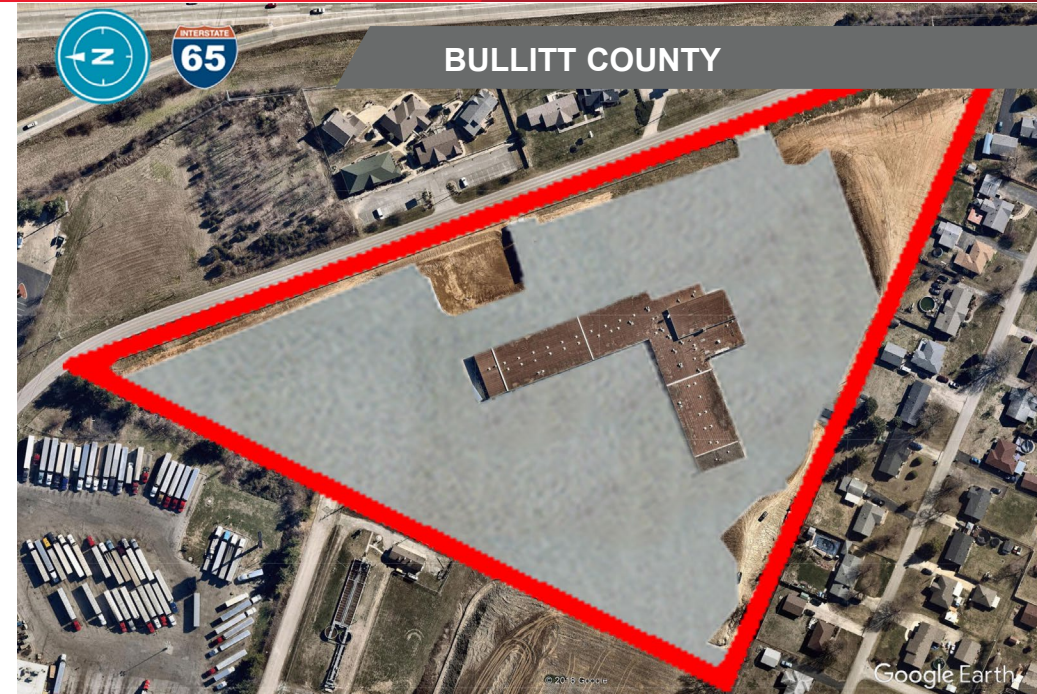


TRAILER PARKING – WAREHOUSE/SHOP - YARD AREA

PROPERTY FEATURES

- 15 acres – zoned I-L (industrial)
- Less than 1/2-mile off Brooks exit along I-65
- Former Brooks Elementary School site with I-65 visibility
- 100% graveled site
- Fenced, secure, gated lot with surveillance cameras
- 6' chain link fencing with barbed wire angle around perimeter of property
- Two (2) main entry gates (20' rolling gates) with DMI access control and RFIA scanned technology
- 26" monitors and key pads on each concrete entry island
- 5-digit code on key pad for entry
- 32 security cameras at entrances, exits, and around exterior of building
- Entire parking lot is lighted
- Underground water drainage system



For more information, please contact:

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OFFICE SPACE – WAREHOUSE / SHOP

PROPERTY FEATURES

- Total building is 45,000 square feet
- Individual offices and classrooms are available for lease
- All restrooms include new plumbing fixtures, mirrors, sinks, faucets, vents, and paint
- Each classroom will have new paint, R-30 insulation, ceiling tiles, switches, doors, and Daikin split duct HVAC system with individual thermostat
- Three bay garage with epoxy floors, 12' x 14' doors, and 14' Big Ass fan available along with former cafeteria
- LED lighting in all areas
- Climate controlled
- All interior offices requiring security will be given access control
- Great space for trucking companies, contractors (plumbers, carpenters, electricians), office space, training rooms
- Overhead doors can be added for small maintenance shop



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