



Above: Current status as of March 2020

Opportunity

- Available June 1, 2020
- 40,000 sf New Construction; Divisible to 20,000 sf
- Tilt-up concrete construction with insulated panels
- 1,600 sf office space
- 72 parking spaces
- Six loading docks, Two - 12' x 14' drive-in doors
- 150' truck court & trailer parking
- ESFR sprinkler system, LED lighting
- 50' x 50' column spacing
- 600 amp 480/277 volt electrical service
- Updated dock equipment (automatic load levelers)
- Two minutes to I-840 interchange



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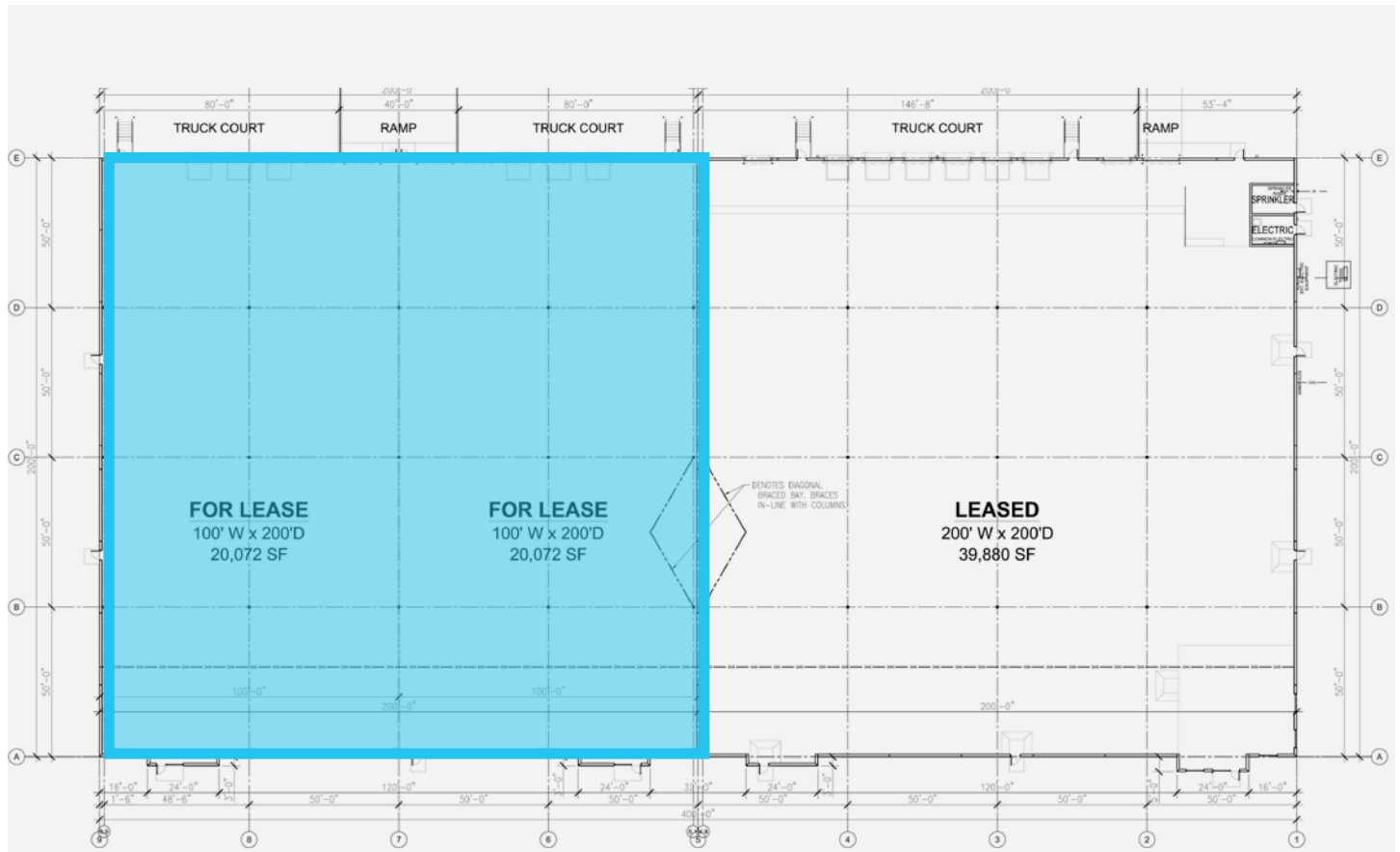
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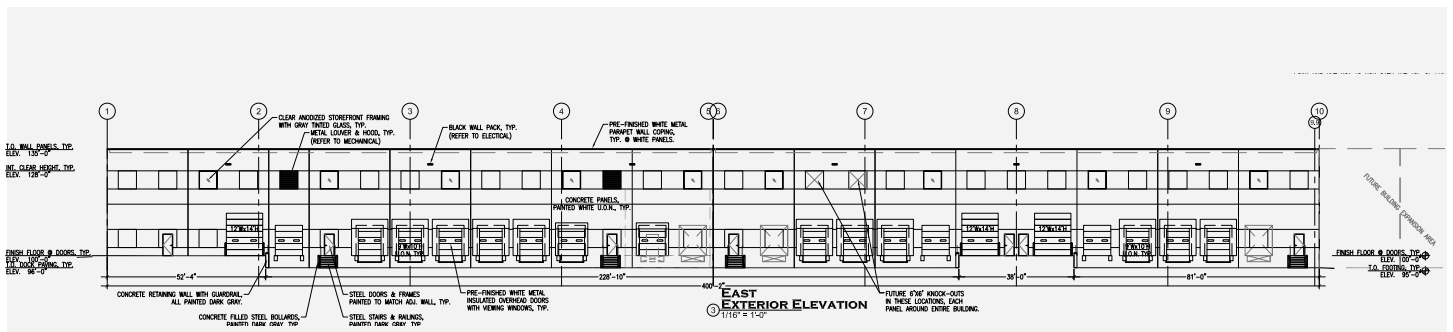
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Floorplan



East Exterior Elevation

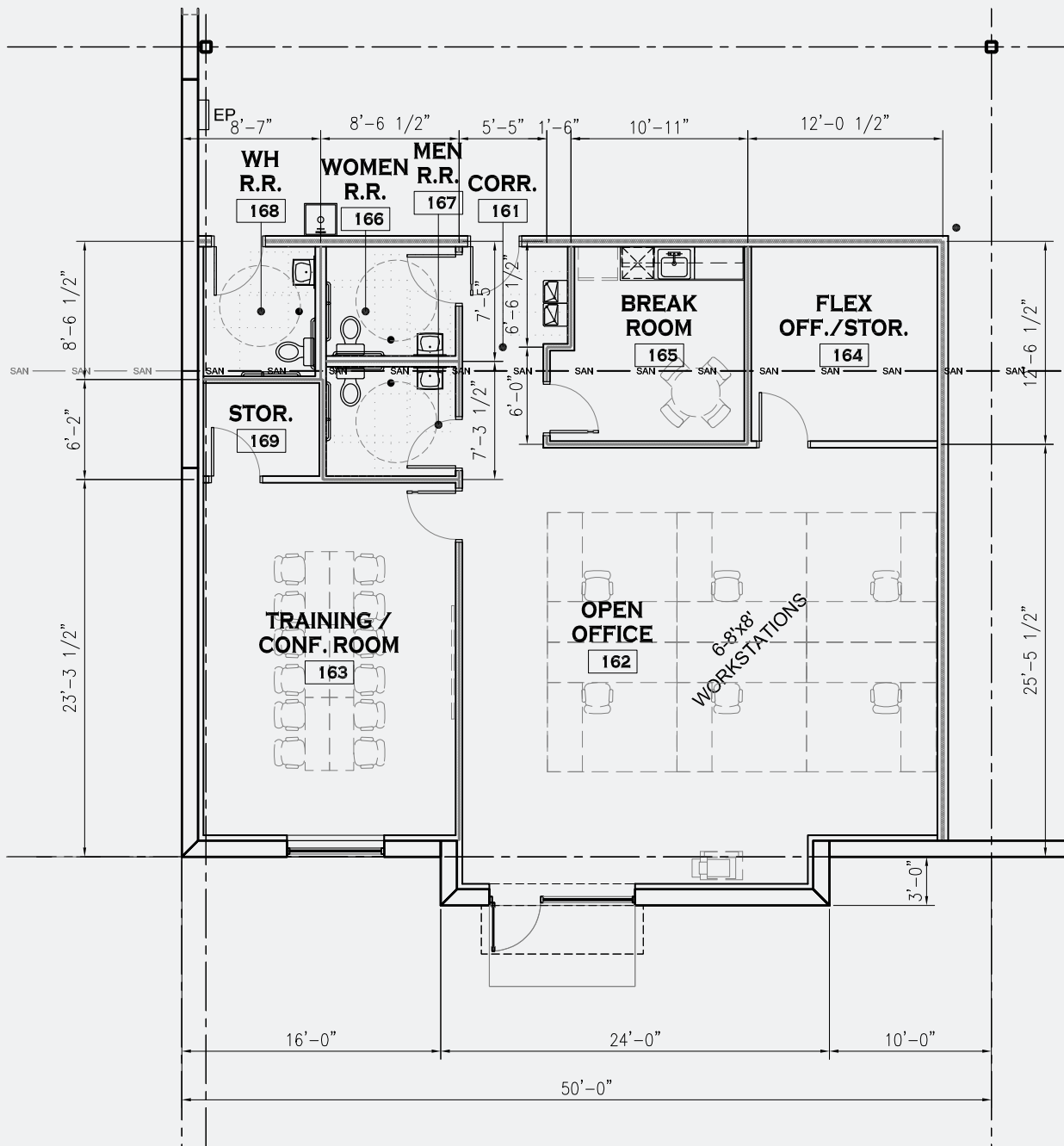
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Office Space Included



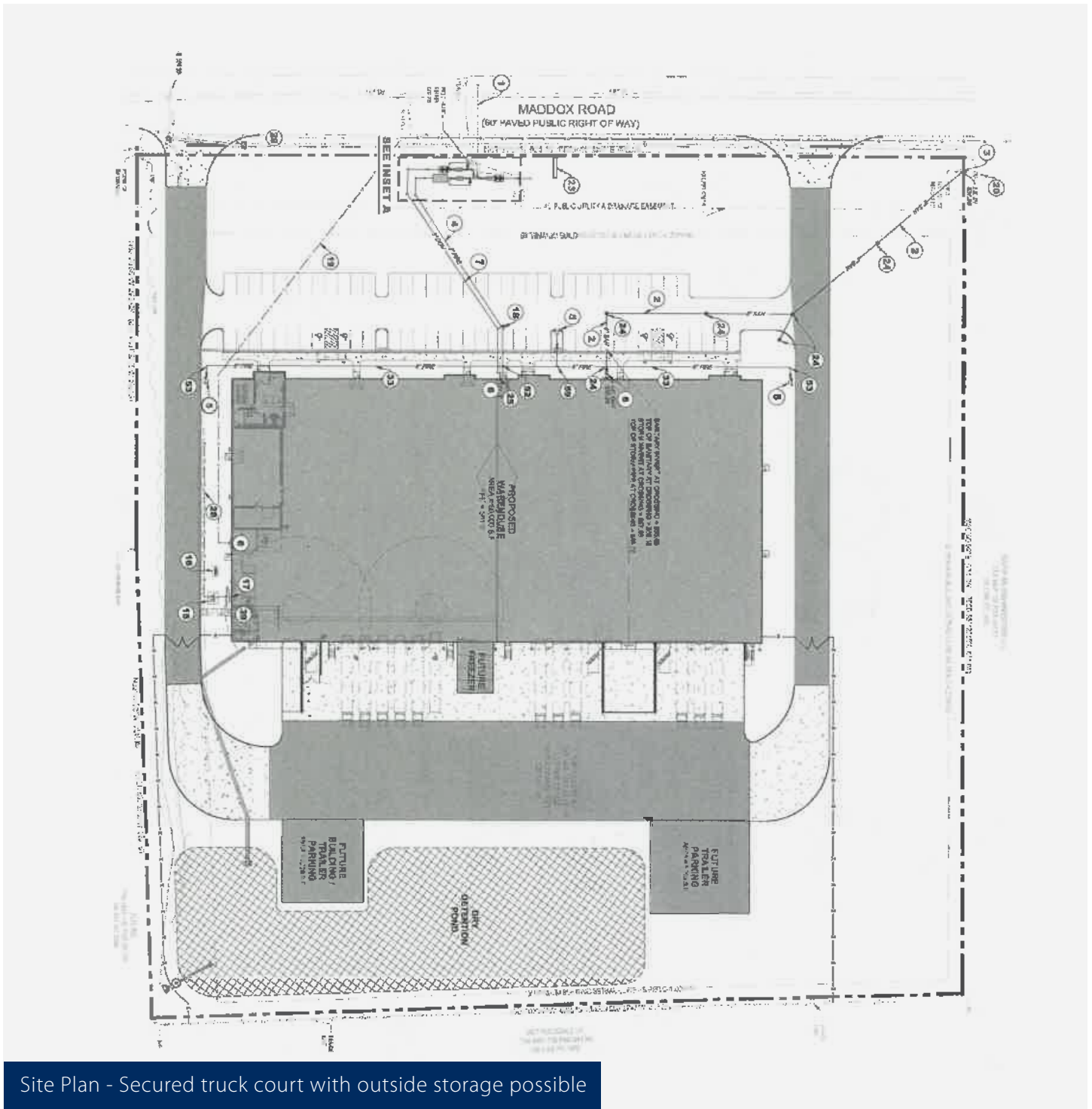
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Site Plan - Secured truck court with outside storage possible



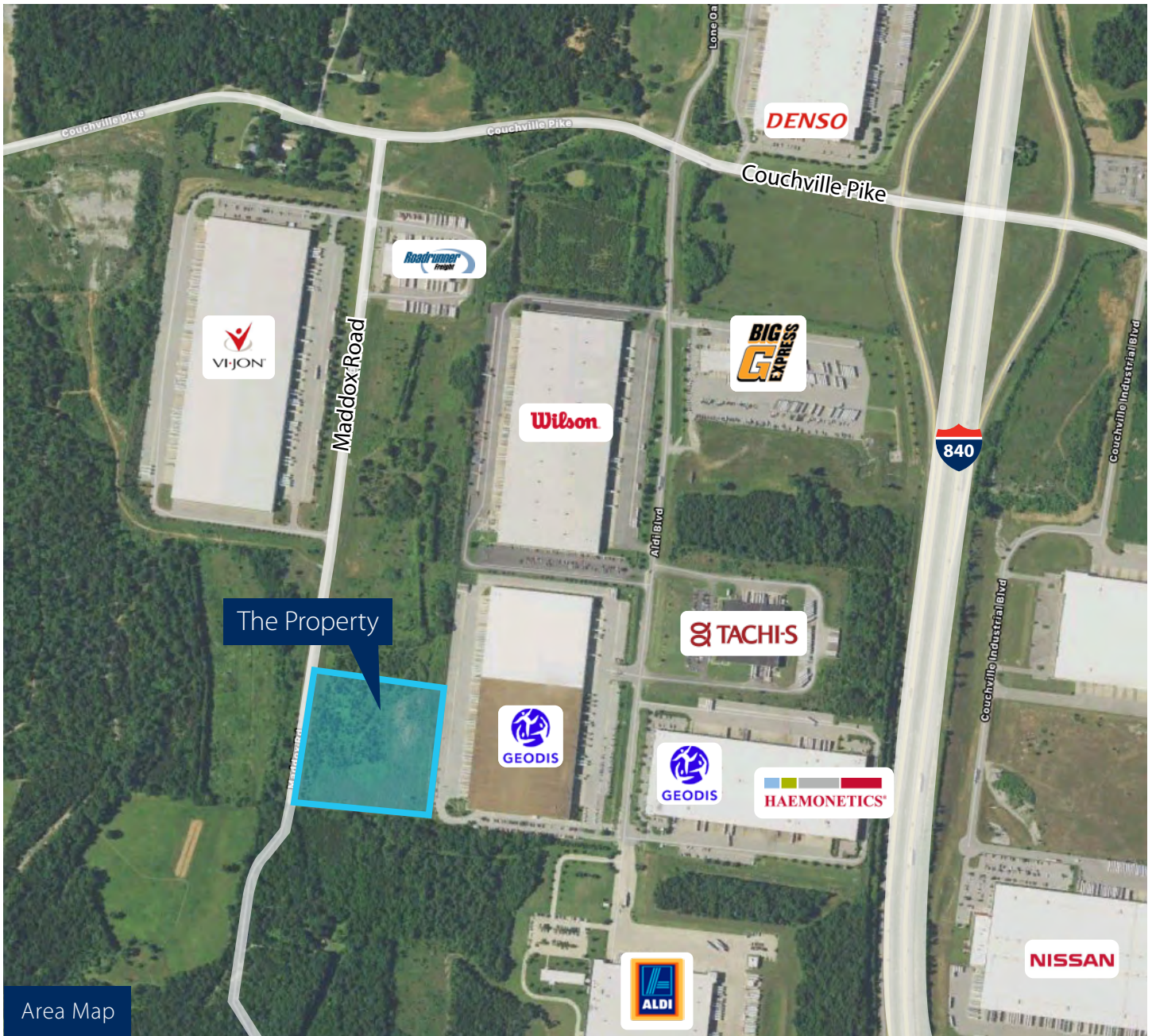
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