

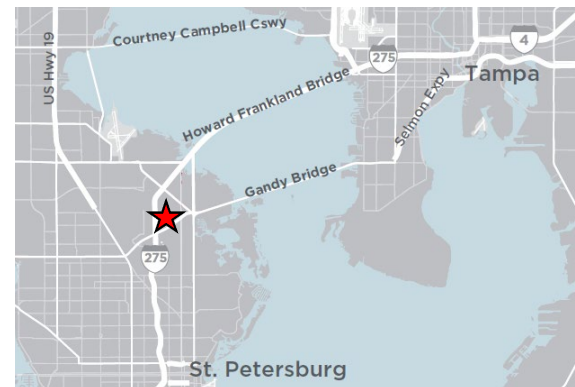


100% CLASS A TILT-WALL

129,800 SF Industrial Space Available

100% AC, Tilt-wall construction

Available:	129,800 SF (Entire building) (30,000 SF minimum)
Office Build Out:	±11,000 SF
Class:	A
Built/Renovated	2000 / 2019
HVAC:	100%
Power:	3 phase, 3600amp, 270/480 volt
Parking:	1.98/1,000 SF (258 spaces)
Site Size:	10.03 acres
Docks:	up to 17 ext (14 pit levelers, 11 dock seals)
Ramp:	1 (10'w x 15'h)
Column Spacing:	40' x 45'
Sprinklers:	100% ESFR
Construction:	Tilt-wall
FFE:	9.0' [top of bottom floor: 12'1"]
Ceiling Ht.	28'
Tenancy:	Single or Multiple

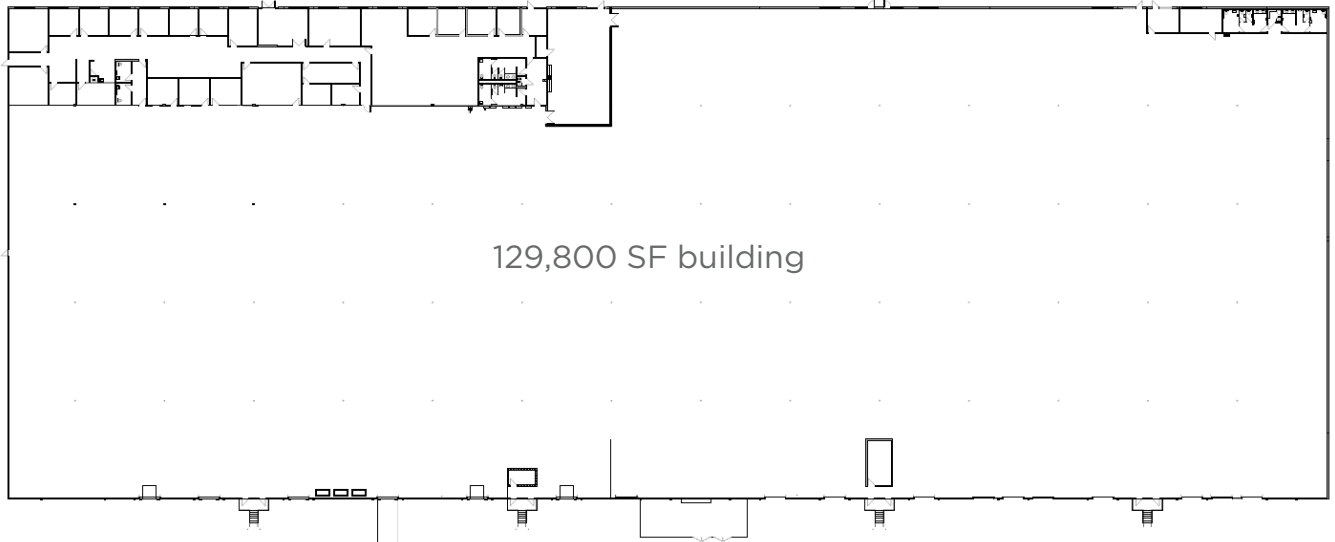
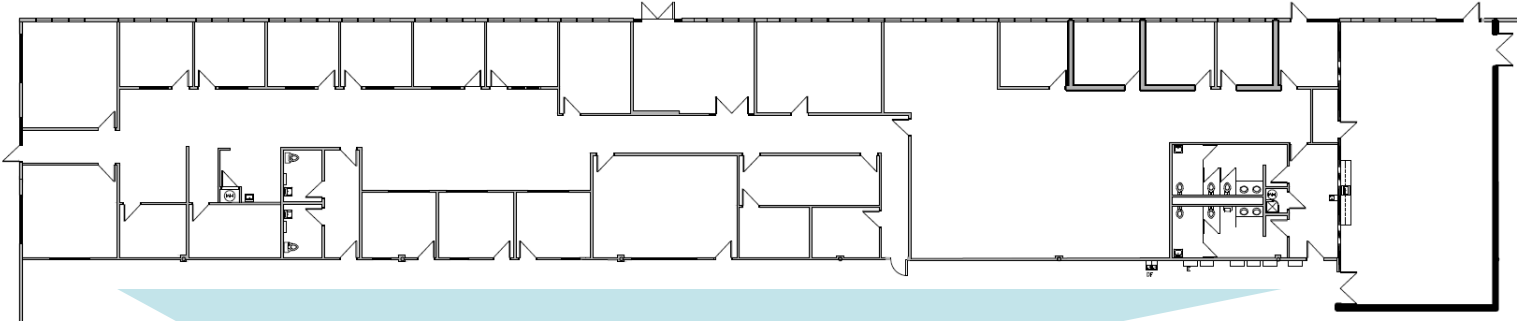


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Availability

Entire Building 129,800 SF (divisible)
(±11,000 SF office)

Rate: Call for Rate

2020 Est. Ops \$2.47/ SF

