

## 60,000 SF INDUSTRIAL FOR LEASE

### PROPERTY FEATURES

- 60,000 total square feet
- Building dimensions 120' x 500'
- Office approximately 5,000 total SF
- Column spacing 60' x 50'
- 24' – 28' ceiling height
- (90) 4-lamp T-5 overhead lights
- (48) 3 & 4 lamp T-8 overhead lights
- (36) metal halide overhead lights
- 2000 amp, 480 volt, 3 phase power
- (4) Four 9' x 10' loading doors with levelers
- (2) Two 12' x 12' drive-in doors
- ESFR Sprinkler System
- 65 lined parking spaces
  - Additional common parking available



For more information, please contact:

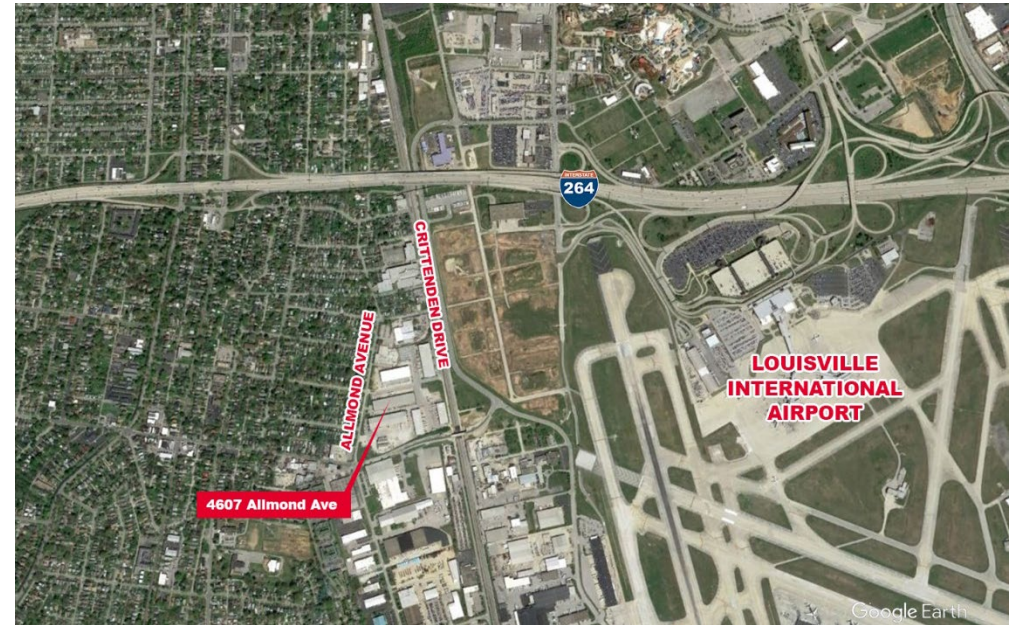
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**OTHER AMENITIES IN  
THE BUILDING**

- Compressed Air System
  - (3) 10 hp air compressors delivering 55 cfm each
- Generator System
  - 1500 KW
  - 400+ hours
- HVAC System
  - (2) 125 ton chillers
  - (5) air handling units
    - (2) 40 ton
    - (2) 50 ton
    - (1) 15 ton
    - (1) Aaon unit 10 ton
    - (12) fan coil units
    - (1) – 1,200 cfm
    - (1) – 1,000 cfm
    - (4) – 800 cfm
    - (6) – 600 cfm
  - (6) Lennox unit heaters 50 ton each
  - (2) Fiber providers
    - Windstream and AT&T



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