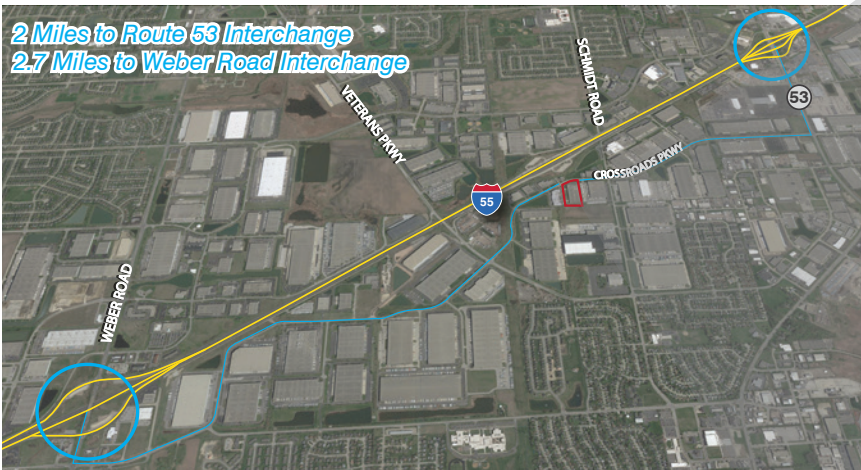




**BUILDING SPECIFICATIONS:**

<b>Total Building:</b>	145,000 SF	<b>Parking:</b>	96 Cars (expandable to 226)
<b>Office:</b>	11,475 SF	<b>Trailer Parking:</b>	Ability to add 22 trailer stalls
<b>Ceiling Height:</b>	24' clear	<b>Lease Rate:</b>	\$4.25 PSF Net
<b>Loading:</b>	Seven (7) exterior docks (expandable) One (1) drive-in door	<b>R.E. Taxes:</b>	\$1.37 (2017 estimate)
<b>Sprinklered:</b>	ESFR	<b>CAM:</b>	\$0.75 PSF (2017 estimate, includes insurance)
<b>Power:</b>	2,500 Amps / 480 Volt (expandable)		



**HIGHLIGHTS**

- + Prime location with access to I-55/I-355 via Route 53 and Weber Road
- + White warehouse walls and deck
- + Partial air conditioning
- + Floor drains throughout
- + Transformer in place to pull an additional 3,000 Amps

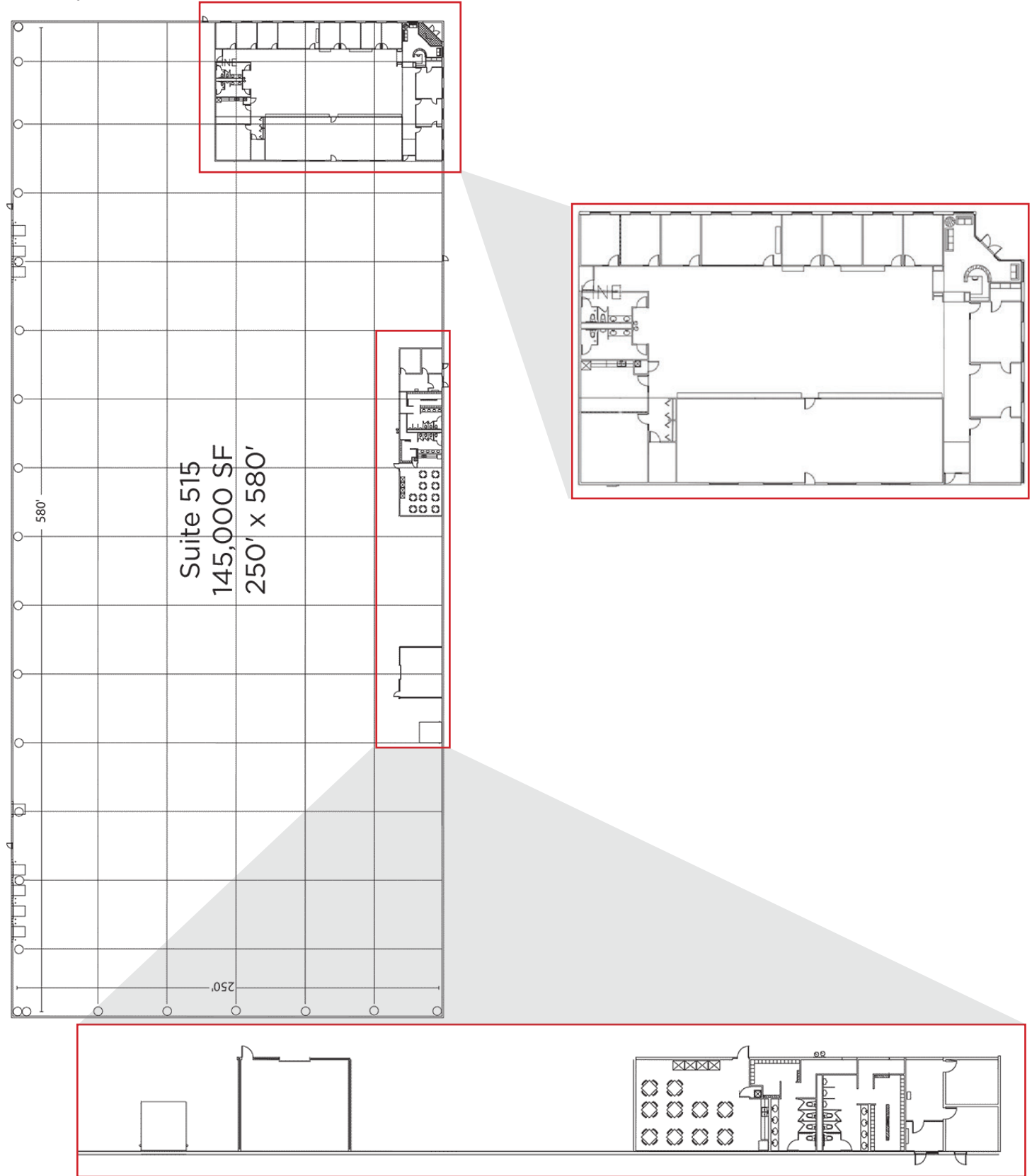
FOR MORE INFORMATION:

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Floor Plan



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