

For Lease



+/- 35,966 s.f.

Class A warehouse space in Hamilton Industrial Park

- Centrally located, adjacent to Business Route I-85 at the I-85 intersection
- Secure, fenced 28.7 acre site
- Fully redeveloped warehouse space including new roof (with 15-year warranty), new ESFR sprinklers, new T5 lighting, and new dock doors and equipment
- “Below-Market” occupancy costs

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In cooperation with Bobby
Lyons, CCIM and Adam
Padgett of:



DISCLAIMER

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Building highlights

- Size: +/- 201,800 s.f.
- Available: +/- 35,966 s.f.
- Clear height.: 23' - 28'
- Column spacing: 50' x 30'
- Dock high: 2 (additional docks can be added)
- Truck court: 150' deep
- Electrical service: 800 amp, 480v 3-phase
- Lease rate: \$3.85/s.f. NNN
- Est. TICAM: \$0.40/s.f.



Site plan

