



## +/- 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:

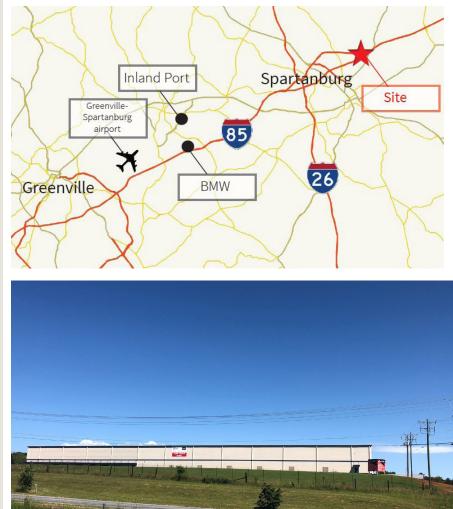




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# Building highlights

– 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

