

FOR LEASE

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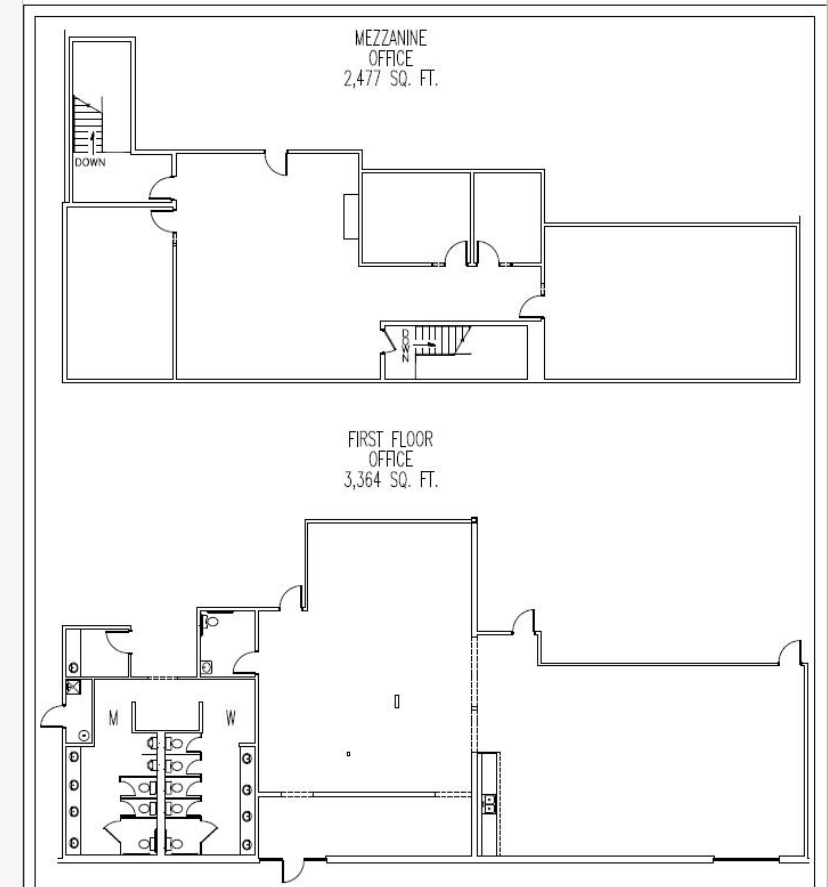
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PROPERTY FEATURES + FLOOR PLAN

- 59,060 SF
- 3,364 SF Office Downstairs
- 2,477 SF Office Upstairs; 5,078 SF Mezz Storage Space (not included in RSF)
- Building Type: Rear-Load
- 8 (10' x 13') Drive-In Doors
- 4 (10' x 10') Truck Wells with Pit Levelers and Seals
- 4 (10' x 10') Grade Level Doors
- 6 Dock Door Fans
- 2 Large Fans
- 100% Air Conditioned Warehouse
- 4 Front Drive-In Doors Convertible to Storefront Glass
- Construction Type: Tilt-Up Concrete
- Clear Height: 27' Minimum to Bar Joist
- Parking Ratio: 2.5/1000
- 130' Truck Court Depth
- ESFR Sprinkler System
- Power: 3 Phase, 1200 AMP, 277/480 V

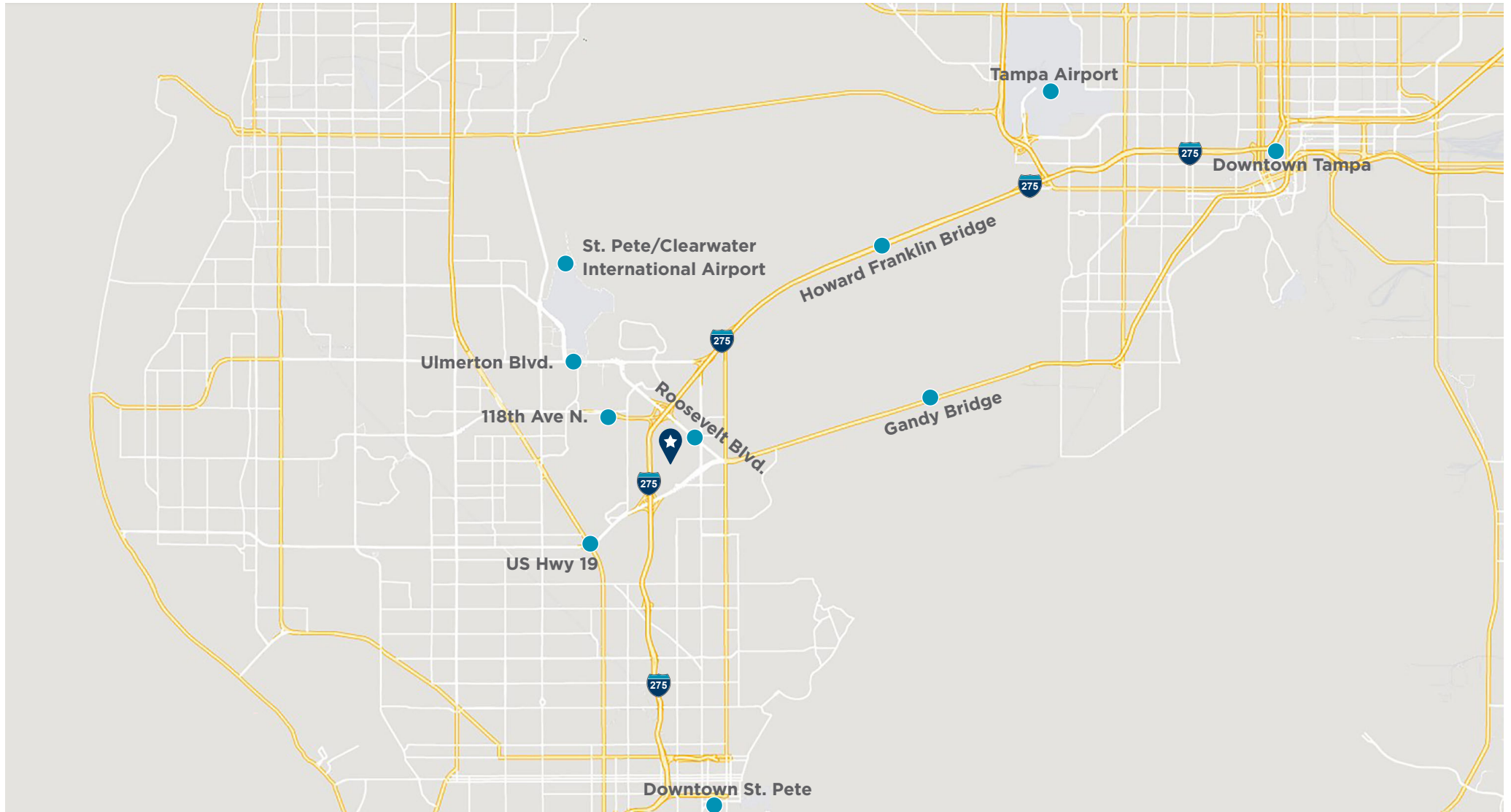


SPACE AVAILABLE APRIL 2024

SITE PLAN



AERIAL MAP





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INDUSTRIAL

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