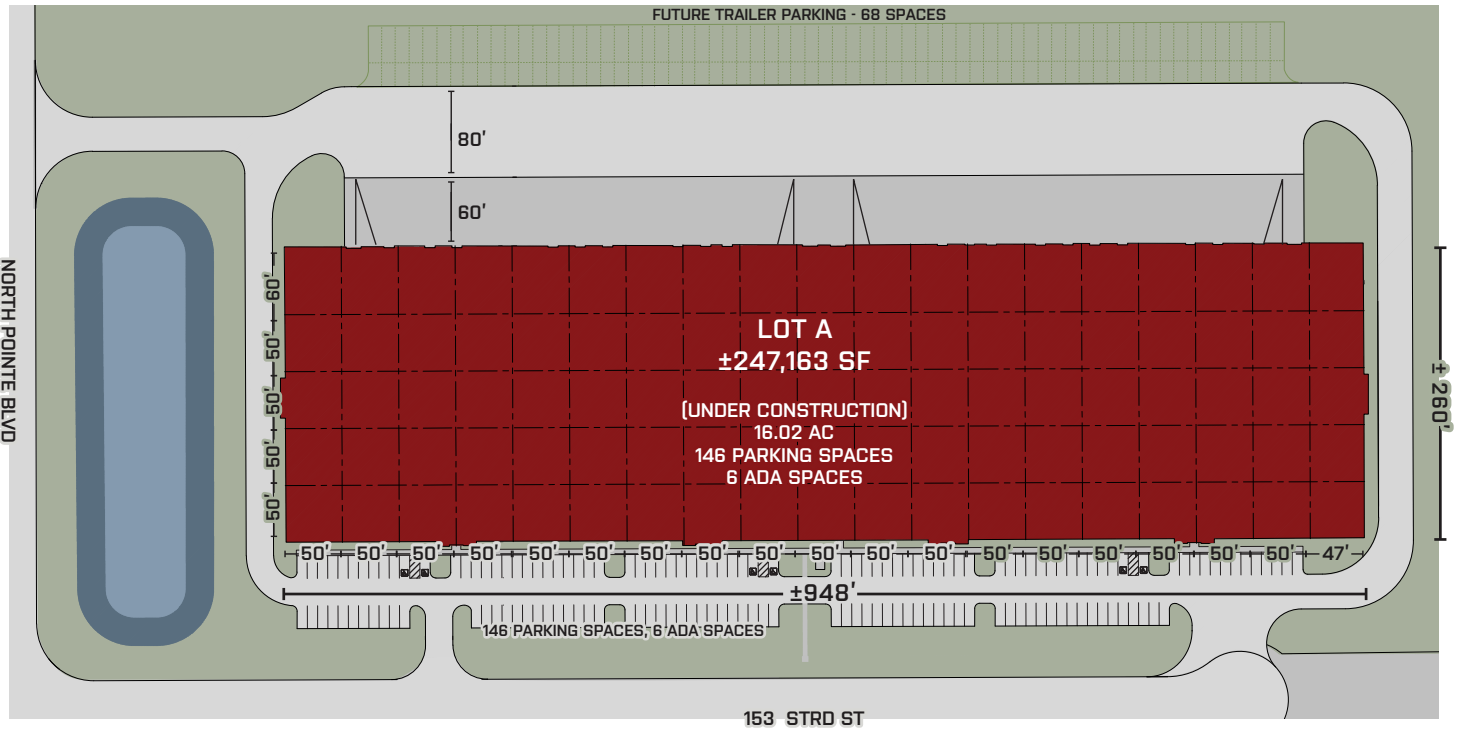


VERTICAL BUILDING - LOT A

TOTAL OF ±247,163 SF AVAILABLE



BUILDING SPECS



AVAILABLE
±247,163 SF



SITE AREA
±16.02 ACRES



DIVISIBLE TO
±61,750 SF



AVAILABLE
END OF Q2 2023



LOADING
DOCK HIGH DOORS
±25 (9X10) 40,000 LB
LEVELERS EXPANDABLE



DRIVE INS
4 (12X14)



CLEAR HEIGHT
28'



COLUMN SPACING
50' X 50', STAGING BAYS
50' X 60' SPEED BAYS



CAR PARKING
±146



TRAILER PARKING
±68



TRUCK COURT
140' WITH 60'
CONCRETE



DIMENSIONS
948' X 260'



SPRINKLER
ESFR



FLOOR
4,000 PSI 7"
UNREINFORCED



ROOF
TPO WITH
R-VALUE OF 20



POWER
±2,000 AMPS



LED LIGHT
W/ MOTION SENSORS
W/ 30F COVERAGE



ZONING
PUD