

INDUSTRIAL SPACE
UP TO ±500,000 SF





# TWO (2) INDUSTRIAL BUILDINGS **± 232,500 SF** EACH

Building Size:	Two (2) at ±232,500 SF Each
Office Space:	Per Tenant's specs
Clear Height:	36'
Site:	55.52 Acres
Construction Type:	Concrete tilt-up construction
Roofing:	45 mil TPO membrane
Bldg. Dimensions:	310' x 750'
Column Spacing:	50' x 50' with 60' speed bay
Floor:	7" unreinforced concrete slab, 4,000 PSI
Dock Doors:	Thirty-eight (38) 9' x 10' per building
Drive-In Doors:	Two (2) 14' x 16' per building
Dock Equipment:	35,000 lb. mechanical levelers at every other dock door
Truck Court Depth:	160' (shared)
Trailer Parking:	25 spaces per building
Auto Parking:	222 spaces per building
Fire Protection:	ESFR sprinkler protection, electric fire pump
Heating:	Gas unit heaters
Ventilation:	One air change per hour
Power:	2,000A, 480V 3P main service per building
Interior Lighting:	One LED high-bay fixture per structural bay



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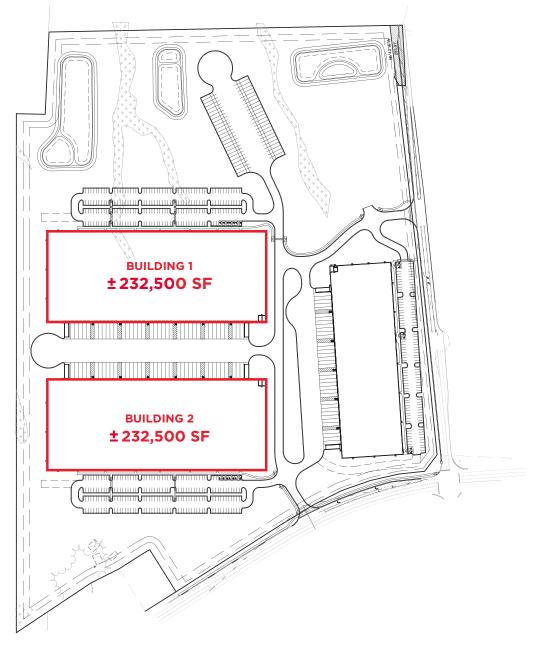
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### SITE PLAN



# ONE (1) INDUSTRIAL BUILDING ± 500,000 SF



Up to ±500,000 SF



Class A industrial building



Cross-dock building



Immediate access to I-85 and I-40 via I-840



Proximity to Piedmont Triad International Airport



ESFR Sprinkler System



Office finish per tenant's specs



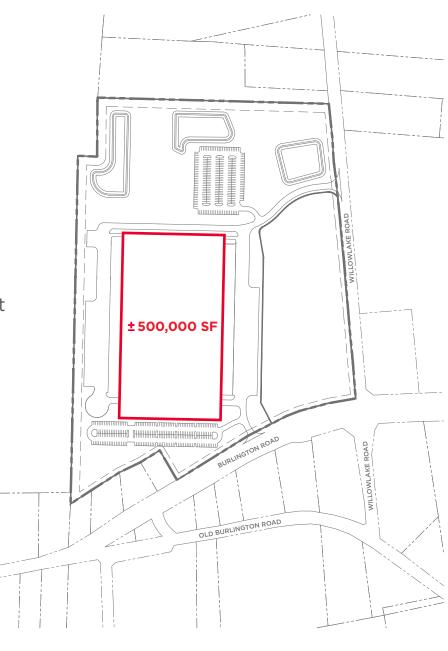
Up to  $\pm 475$  auto parks



Up to  $\pm 100$  trailer parks



130' truck court



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### SURROUNDING BUSINESSES / AMENITIES

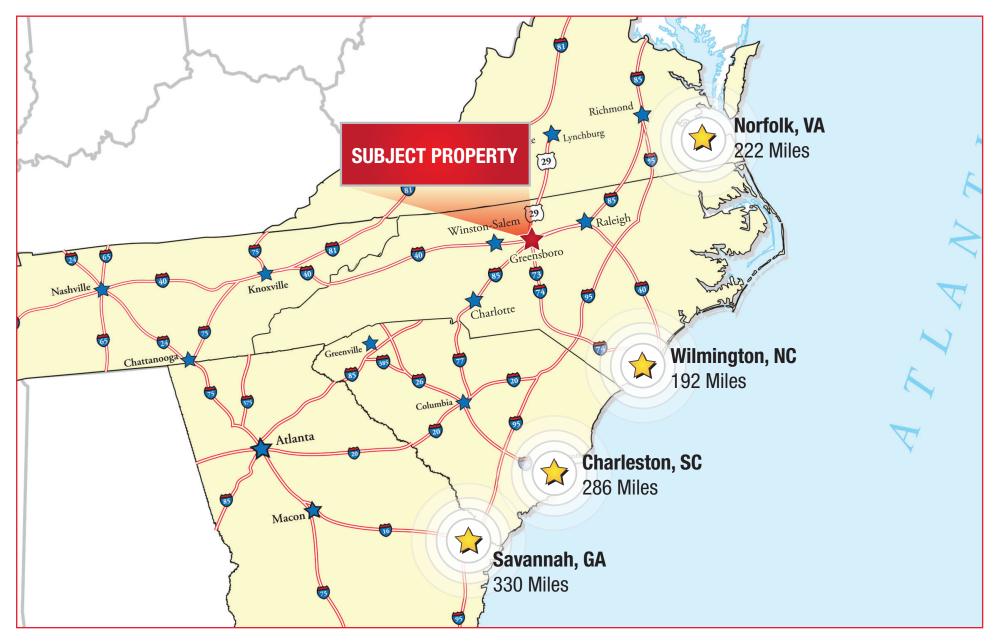


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### TWO (2) INDUSTRIAL BUILDINGS

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### **INTERSTATES & PORTS MAP**



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