

**Available August 1, 2026**

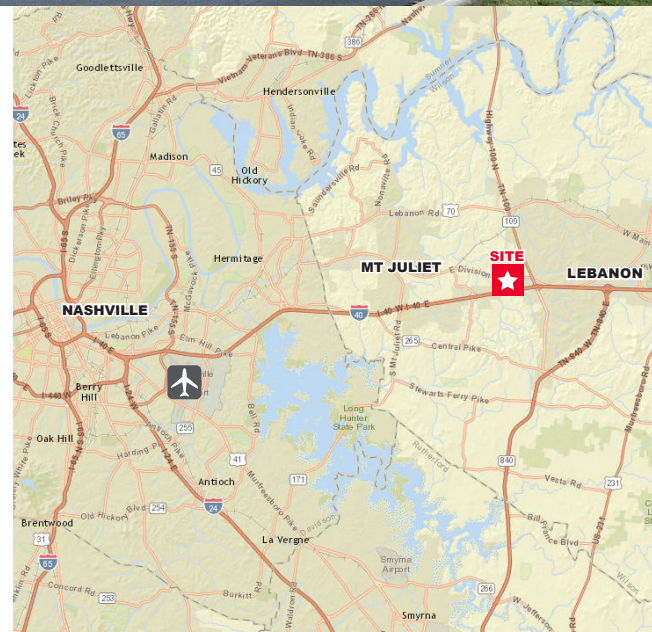

## 403,750 SF CLASS A BUILDING

### Property Highlights

- 403,750 SF Available 8/1/26
- 21,100 SF Office
  - 8,500 SF Main Office (2-story)
  - 9,600 SF Support (2-story)
- (2) 1,500 SF shipping/receiving office with restrooms
- 30' Clear Height
- 48 Dock Doors, all equipped with 30,000 lb mechanical pit levelers, dock seals, lights & Z-Guards
- 22 Knockout panels for additional Dock Doors for a total of 70 dock positions
- Security/insect screens on 8 Dock Doors & 4 Drive-in Doors for make-up air
- 4 (12' x 14') Grade level doors
- T-5 lighting
- Fully air conditioned
- 50' x 50' Column Spacing with 60' x 50' Speed Bay
- 94 Trailer drop spots
- 360 Car parks (454 possible)
- ESFR sprinkler

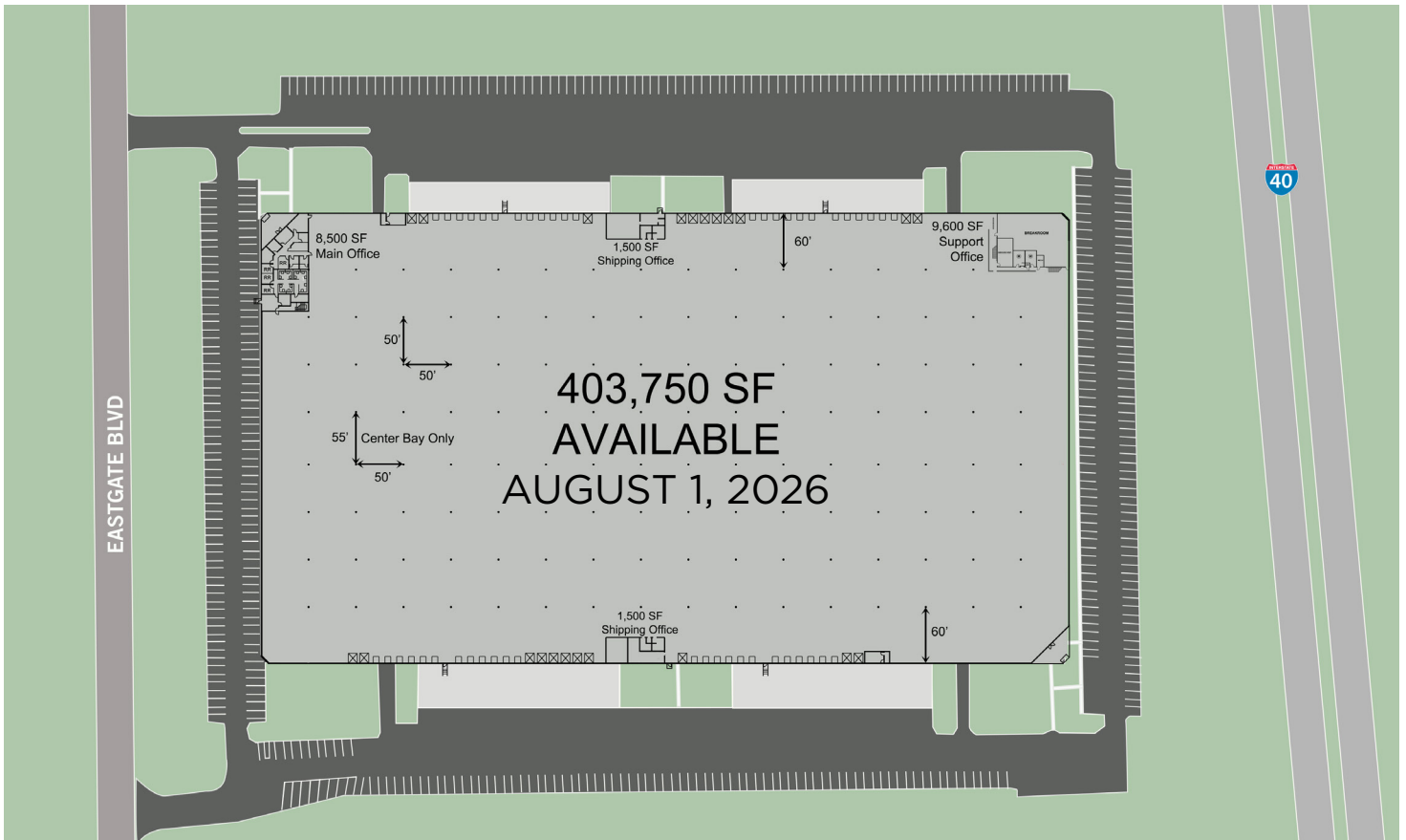
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## Floor Plan



## Property Features

- Built in 2001
- Cross dock configuration
- 160' and 135' truck courts with 60' concrete aprons
- (1) 2500 Amp, 480 Volt, 3 phase electrical and (1) 2000 Amp, 480 Volt, 3 phase electrical
- .60 mil TPO roof with 5" ISO insulation (2020)
- 7" reinforced concrete floor with sealer
- Roof mounted exhaust fans
- Through-the-roof gas fired heaters