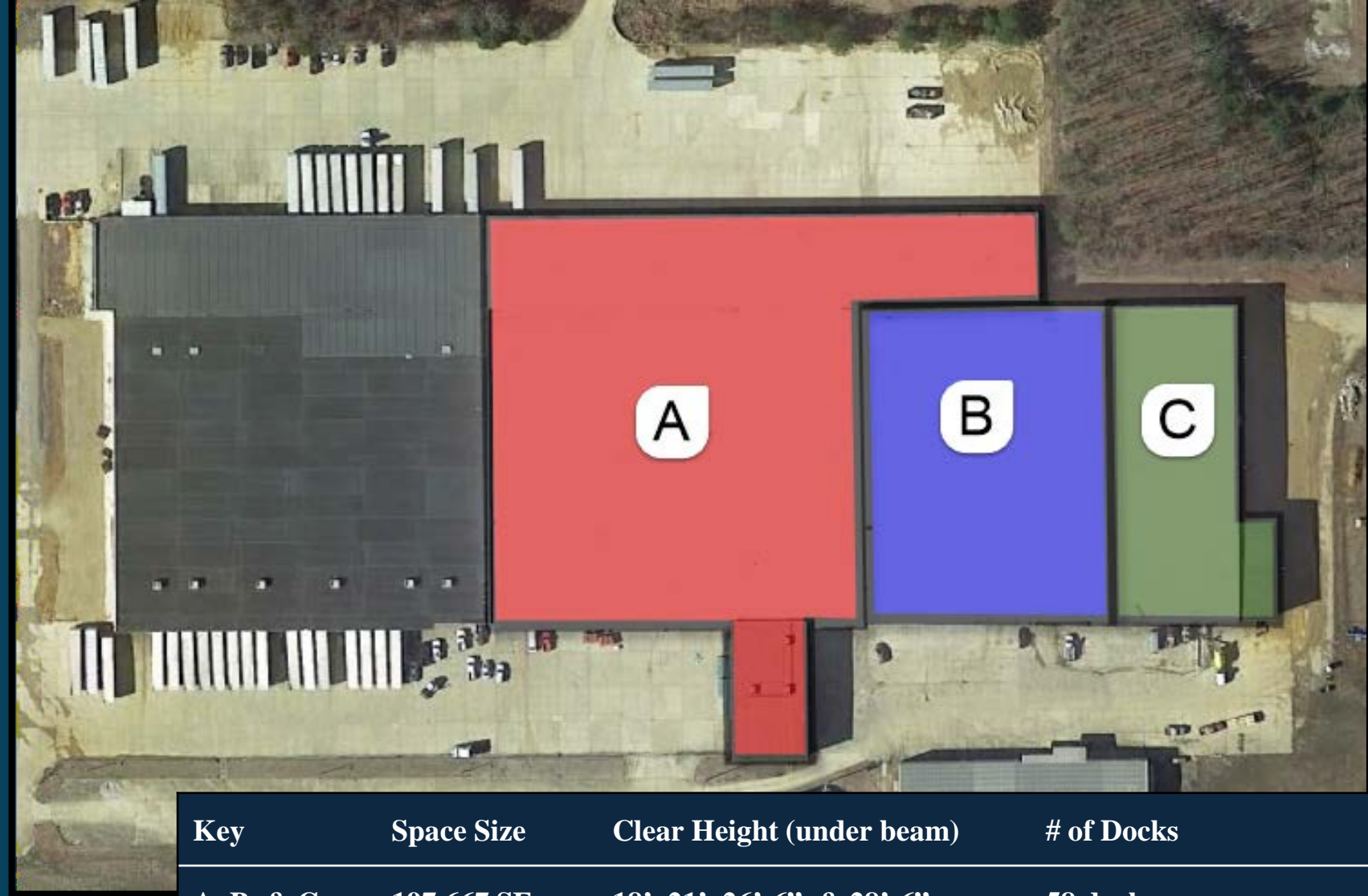


# Westpark Industrial Building For Lease

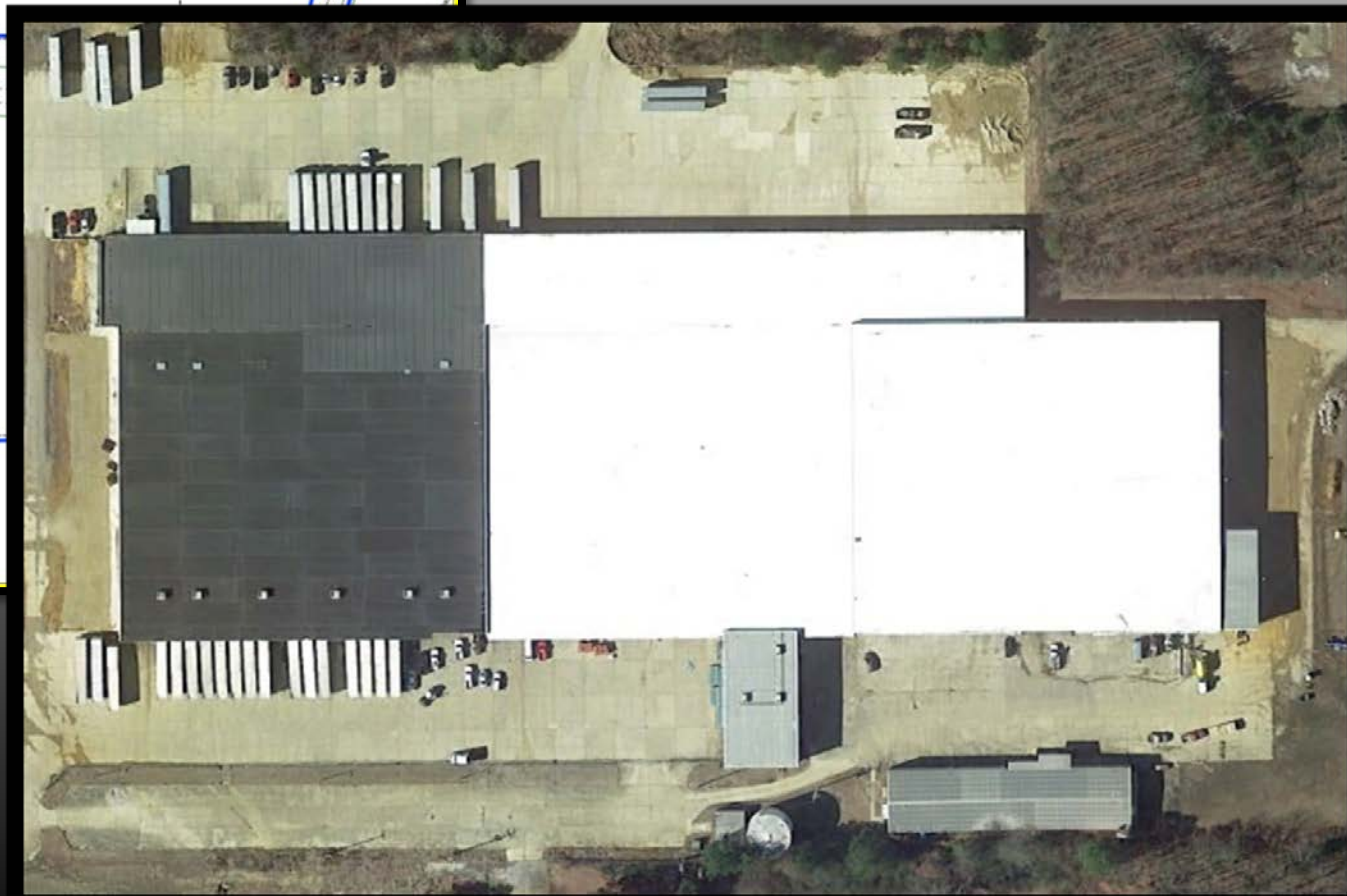
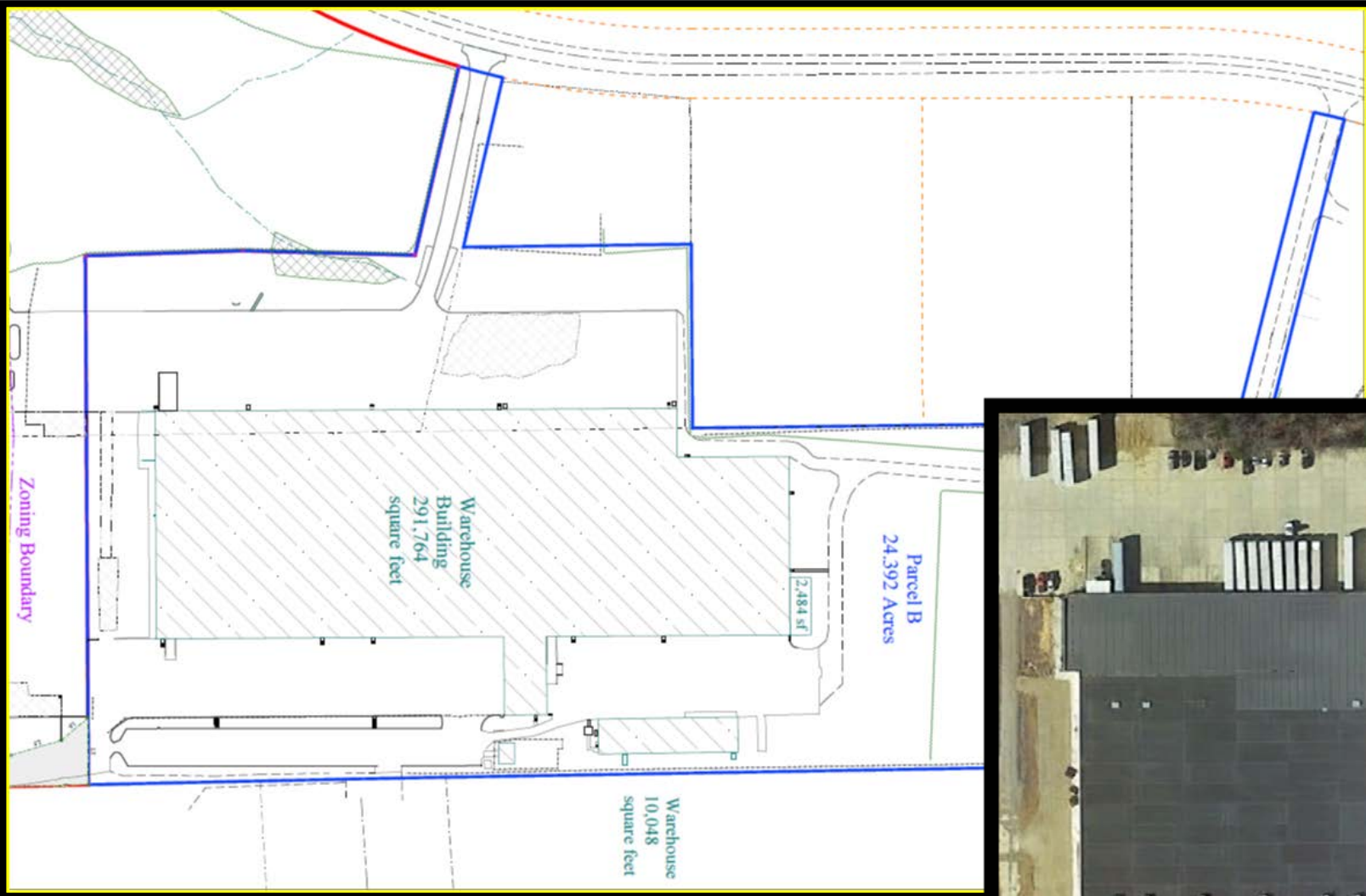


# Executive Summary

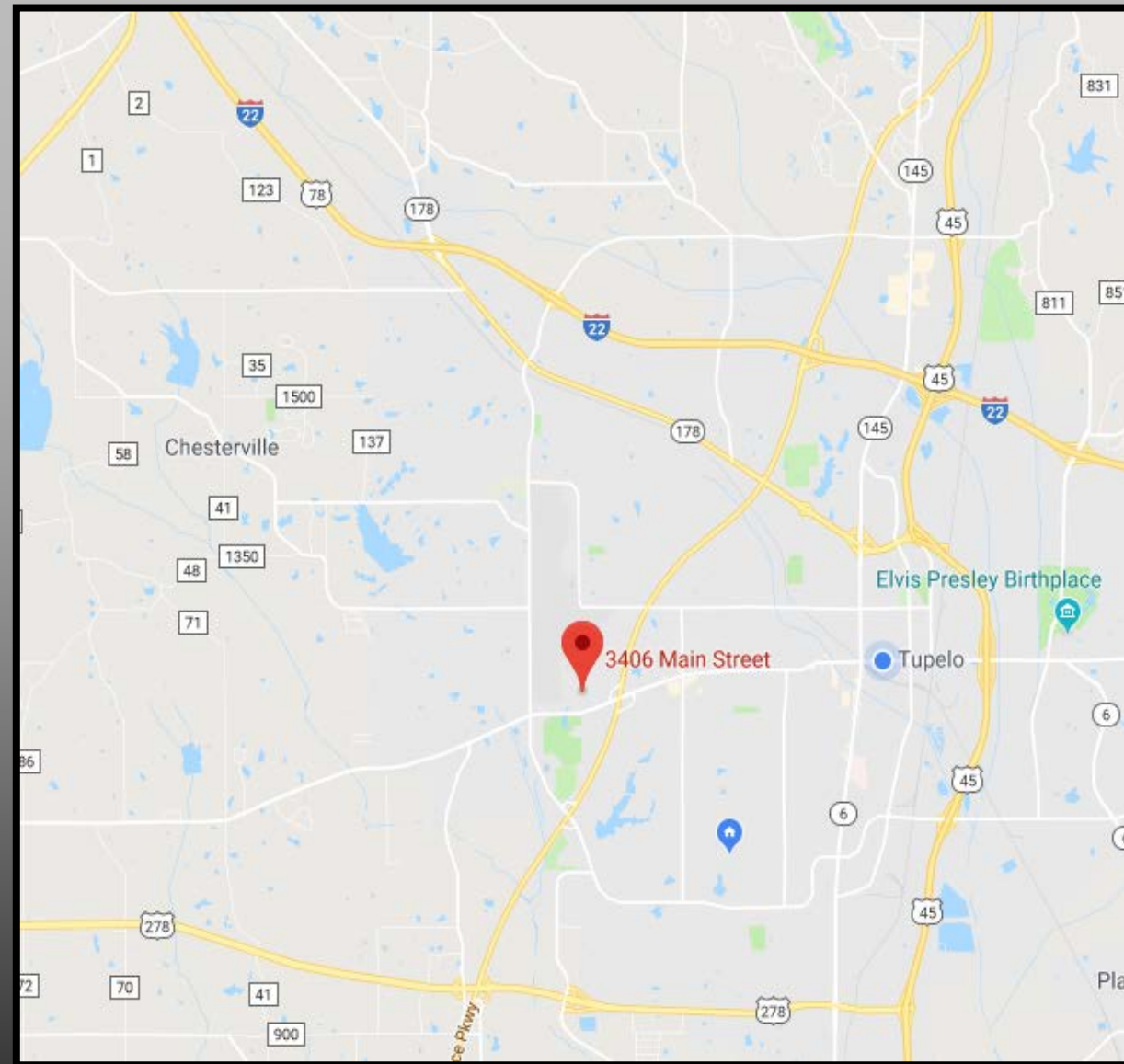
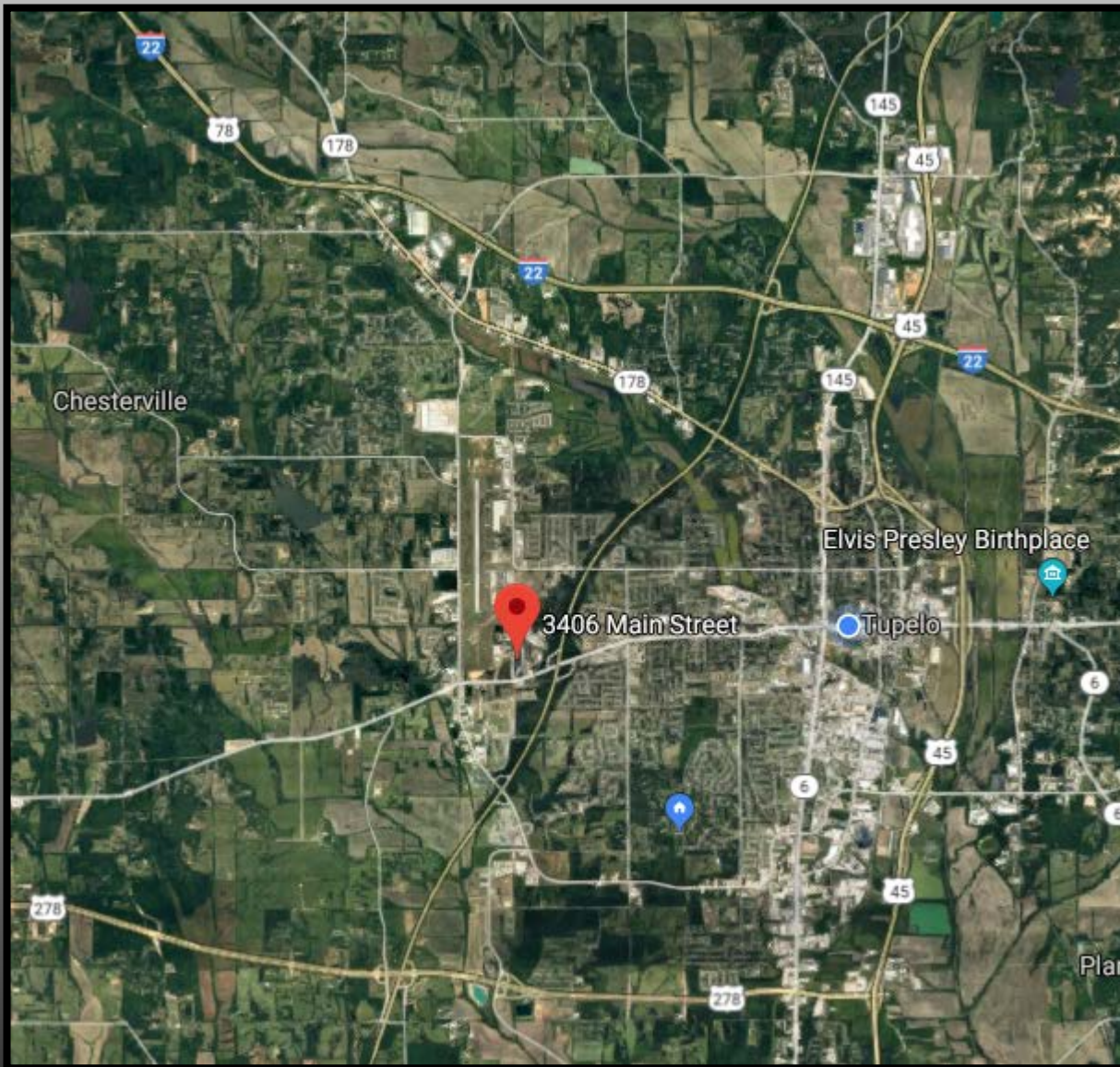
TRI Inc is pleased to present a 197,667 Sq. Ft. portion of this 310,667 Sq Ft warehouse facility for Lease. The building, which is currently used as a multi-tenant warehousing facility, is located on 21.39 acres and features steel-framed block construction with brick veneer. Clear hts vary from 18' to 28'-6". A total of 58 docks service the space including pads and some levelers. Some lighting has been updated to LED also including some metal halide. Heat is provided by gas blowers, dock heaters, and pull-fans are used for ventilation. The power capacity is 3-phase 240 and 480 v. The space can be divided, and leased separately, making use of existing firewalls and doors. The building offers a 100% wet fire suppression system with on-site reservoir and pump.



Key	Space Size	Clear Height (under beam)	# of Docks
A, B. & C	197,667 SF	18', 21', 26'-6", & 28'-6"	58 docks
A	119,427 SF	18' to 21'	48 docks
B	45,000 SF	26'-6" to 28'-6"	7 docks
C	33,240 SF	26.6'-6" to 28'-6"	4 docks



# Survey



# Highway Infrastructure



Fenced Loading and Drop Yard Areas



58 docks with 3 drive-in bays



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