

# 2799 HOPE CHURCH RD

## 68,350 SF DISTRIBUTION / WAREHOUSE

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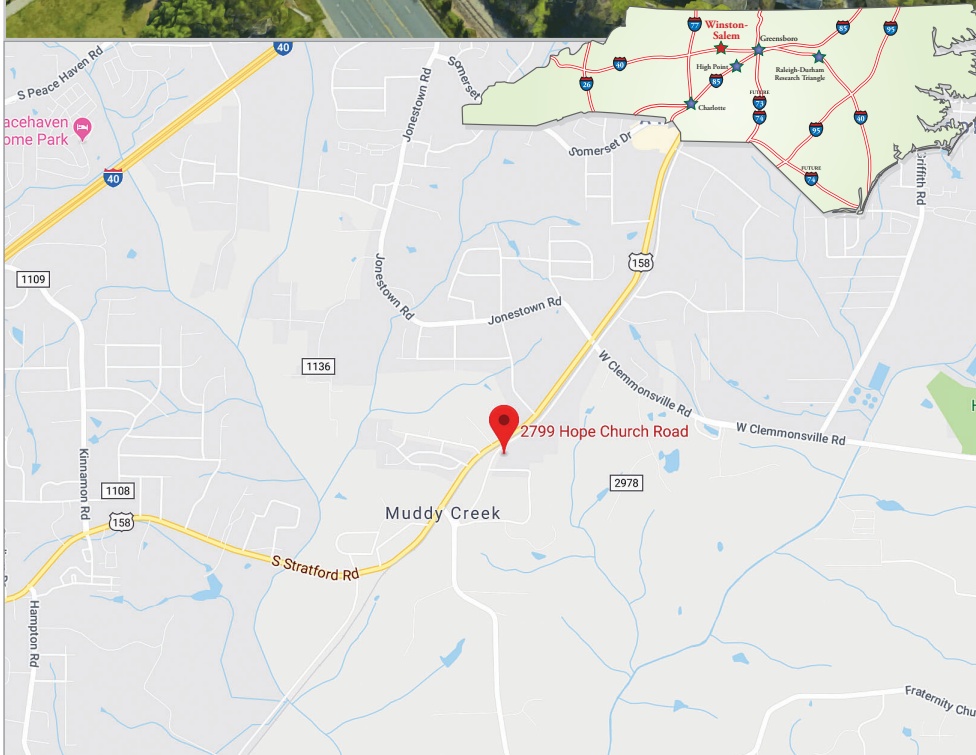
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# 2799 HOPE CHURCH ROAD



## Property Information / Highlights

Building Size:	68,350 SF
Ceiling Height:	14'6"-20'2"
Column Spacing:	25' x 80'
Warehouse Dimensions:	160' x 375'
Truck Court Depth:	140'
Loading:	Three (3) 12' x 12' Platform Dock Doors One (1) 12' x 12' Grade Level Door
Electrical System:	480/240V 3-Phase
Sprinkler System:	Ordinary Hazard
Location:	Located in close proximity to Westpoint Industrial Park with easy access to I-40 and future northern beltway.
APN / Parcel ID:	6803-42-0508
Amenities:	Fenced Yard Trailer Parking Ample Office Space New skylights throughout building New roof (late 2018)
Lease Rate:	\$3.35/SF NNN



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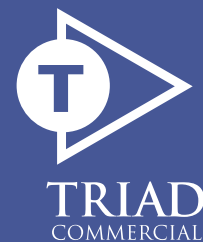
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