



# For lease

**±90,100 SF free-standing  
distribution warehouse**

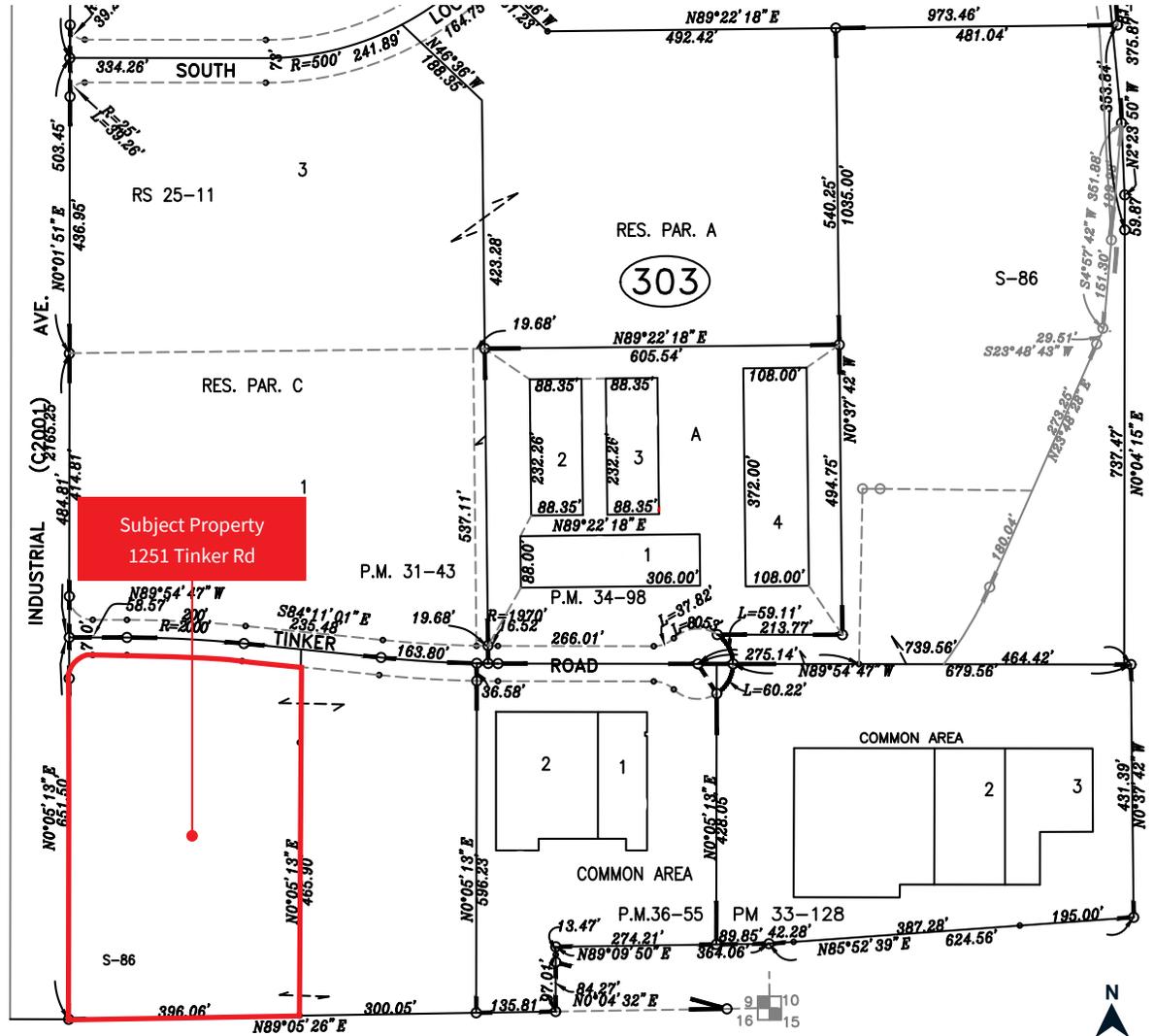
with ±8,650 SF office, 1,600 amps (480V),  
docks and grade-level loading

# Property highlights

## Lease rate: \$0.79 PSF + NNN

- Total building SF: ±90,100 SF located on ±5.5 acres
- Building site coverage: 38%
- Total office SF: ±8,650 SF
  - main office: ±7,650 SF
  - warehouse office: ±1,000 SF (service dept)
- Loading doors:
  - 7 dock positions with dock shelters (1 pit leveler and 6 EOD levelers)
  - 4 grade-level doors (12'x14')
- Power: 1,600 amps (480V)  
*(to be independently verified by occupant prior to entering into a binding agreement)*
- Clear height: 24' – 26'
- Truck court depth: ±185'
- Column spacing: 60' x 30'
- Unimproved excess land: ±1 acre (possibly can be improved)
- Sprinkler density: 0.33 / 2,000
- Insulated roof deck
- Natural gas
- Radiant heaters in warehouse
- Skylights (replaced in 2022)
- Roof overlay (±2020)

# Parcel map

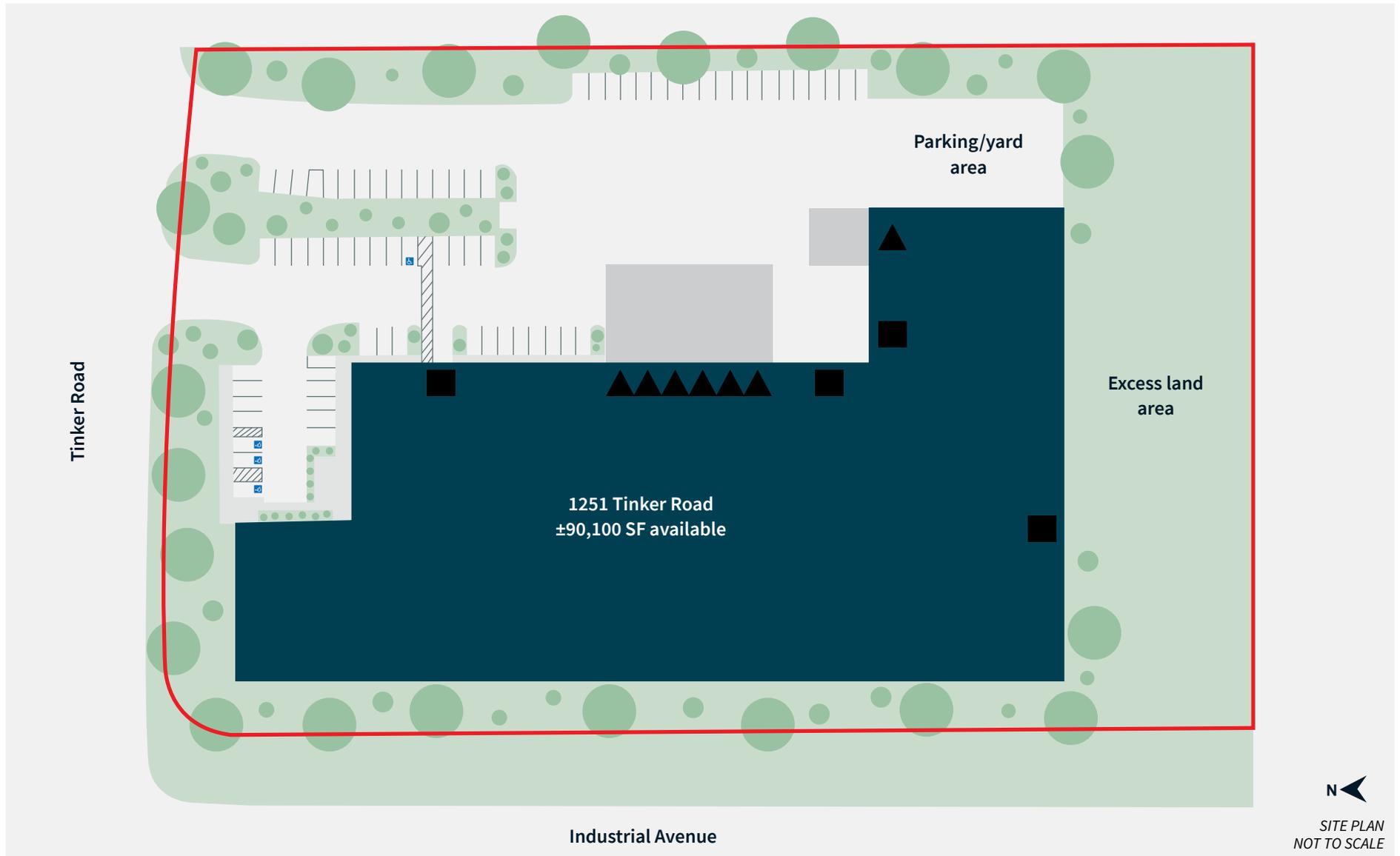


# Office floor plan



N  
FLOOR PLAN  
NOT TO SCALE

# Site plan



■ = Grade-level door    ▲ = Dock door    — = Approx. parcel line

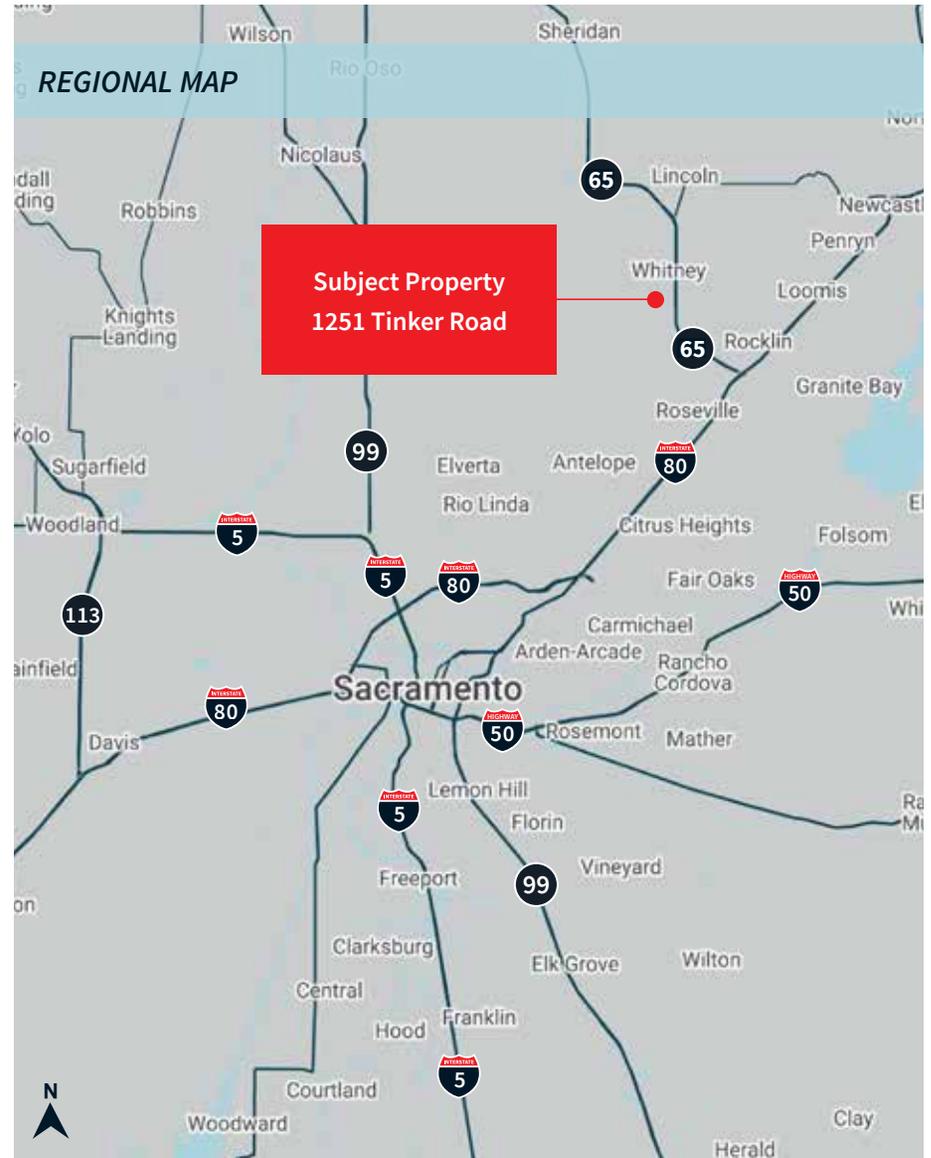
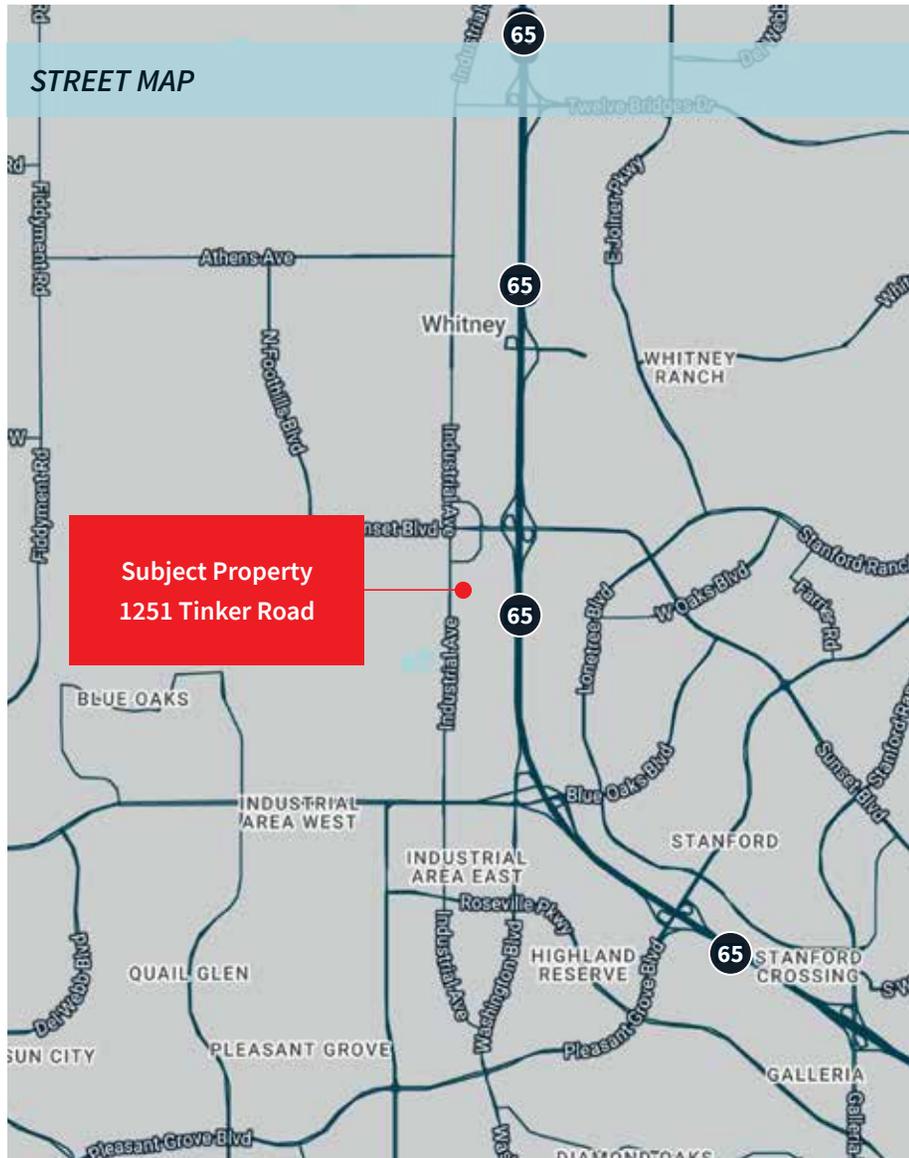
# Photos



# Vicinity neighbors



# Location maps



MAPS NOT TO SCALE

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1251 Tinker Road  
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