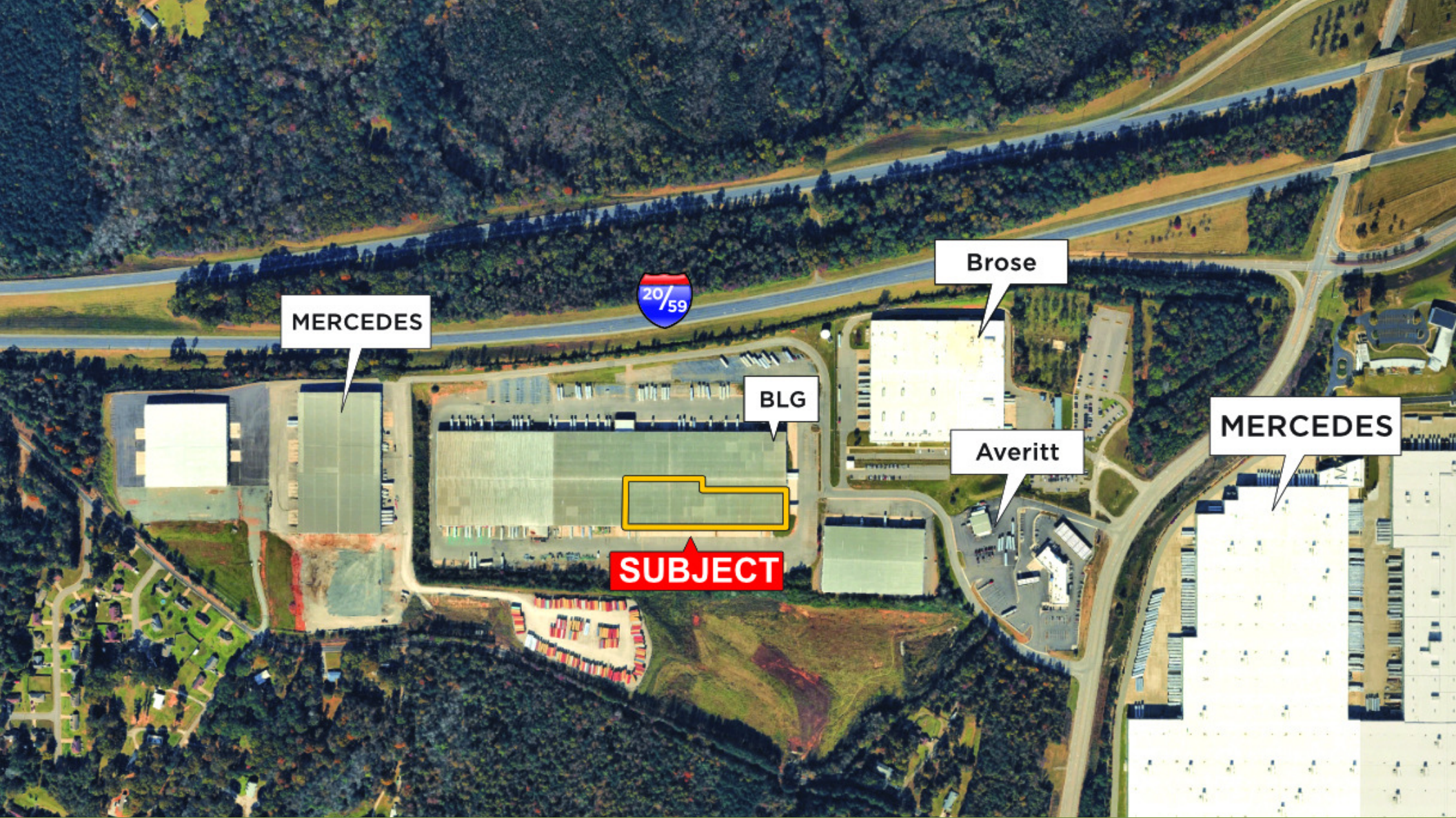


VANCE LOGISTICS CENTER DISTRIBUTION SPACE

GrahamCompany.com



FOR LEASE | 10095 Brose Dr, Vance, AL 35490

LEASE AVAILABLE

Vance Logistics Center

A GCP/Highline Property

10095 Brose Dr
Vance, AL 35490

BUILDING SIZE 604,000 SF
AVAILABLE SPACE 50,000 SF - 110,000 SF
SITE SIZE 38.01 Acres

CALL FOR LEASE RATE

PROPERTY HIGHLIGHTS

- 50,000 SF - 110,000 SF available in Class A distribution facility adjacent to Mercedes-Benz plant
- +1,470 SF office space
- Clear height: 26' - 30'
- Concrete tilt-up construction with ESFR sprinkler
- 35 dock-high doors with seals, levelers and dock locks
- T-8 lights with motion sensors
- Multiple HVLS (High Volume, Low Speed) fans
- Cambridge air rotation units for heat
- Power: 3000 Amp, 480/277 Volt, 3-Phase, 4-Wire
- Available space is located in excellent corner area of the building
- 95 trailer parking spots

