FOR LEASE PICKETVILLE RD



UP TO 302,742 SF AVAILABLE FOR LEASE

NEW CLASS A WAREHOUSE WITH OUTDOOR STORAGE / TRAILER PARKING

BUILDING SIZE:

± 302.742 SF (Divisible to ±100,000

APRONS & DRIVES:

Concrete truck court with 6" thick, 4,000-PSI concrete 60' wide

concrete apron

SITE AREA:

± 41.30 ACRES

PARKING:

318 + 8 ADA

BUILDING **DIMENSIONS:**

300' d x 990' l

TRAILER PARKING:

up to 204

OFFICE

± 2,566 SF Spec

YARD:

Additional trailer or outdoor storage yard available

COLUMN SPACING: 54' w x 48' d (60' Speed bay)

63' w x 50' d End bays

ELECTRICAL:

400 amp house panel 3ph 4w 277/480 50 amp house panel 3ph 4w 120/208

3200 amps 3ph 4w 277/480

CLEAR **HEIGHT:**

AREA:

36' Minimum

LIGHTING:

LED High bay lighting with 10'

LOADING:

58 (9'x10') Docks 2 (12' x 14') Drive-ins

ROOF:

60 mil white TPO over R19

DOCK **PACKAGES:** Dock bumpers & hydraulic dock pit levelers 40,000 lbs capacity, one at every third dock door

FLOOR:

7" Thick concrete slab x 4,000 PSI on grade on a 15 -mil polyethylene

vapor barrier.

TRUCK COURT: 135' Single truck court with 60' trailer parking

LAND SIZE

±41.3 Acres

SPRINKLER: **ESFR**

Contact Info

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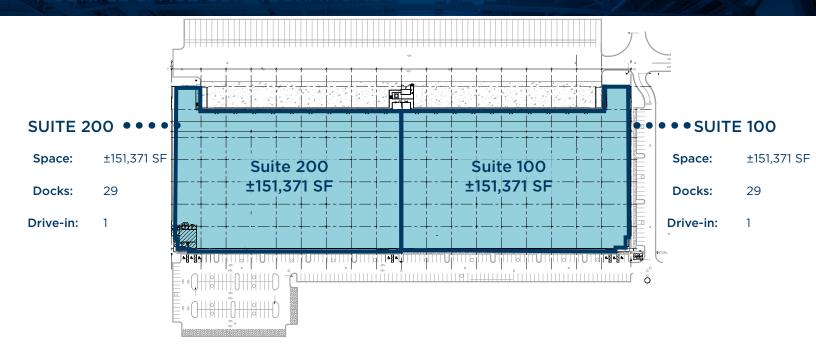
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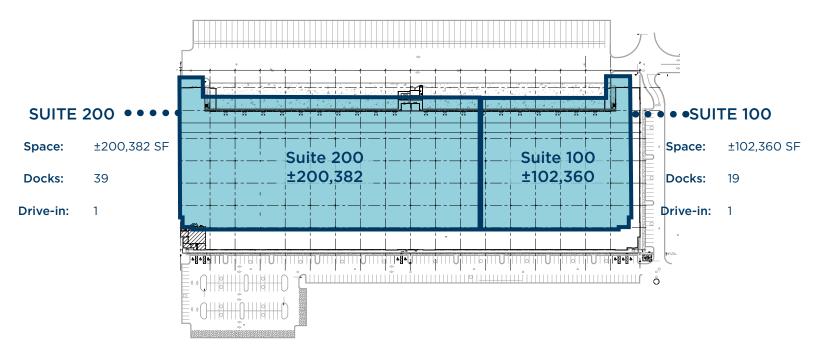
For more information: www.2992pickettville.com





MULTIPLE SPACE CONFIGURATIONS





Contact Info

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