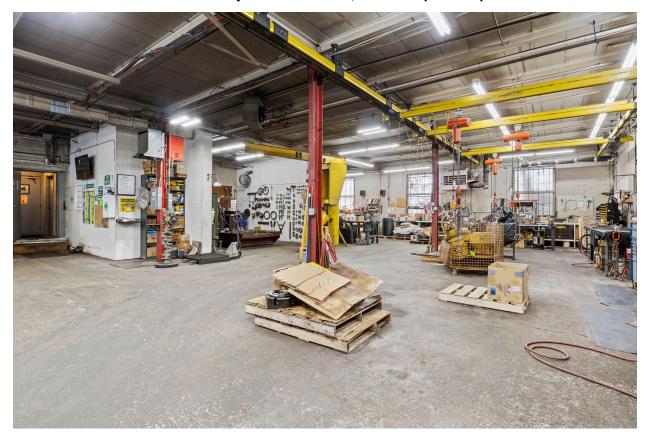
### 9 Grimes Property Breakdown

### Office Space - 8,700 SF



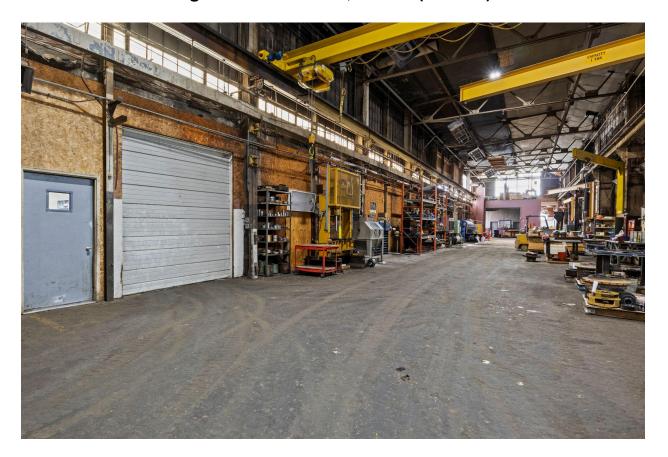
- Well-maintained and professionally finished
- 11 private offices
- Large conference room
- Spacious kitchen/break room
- 26' x 60' bullpen with 18 cubicles

# Autoshop Section – 3,700 SF (47x79)



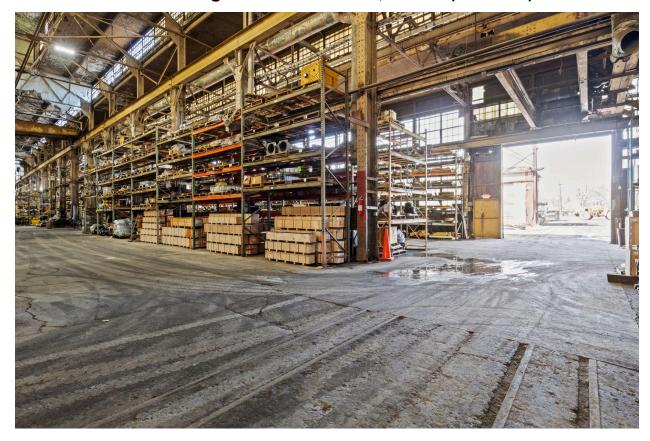
- Ceiling height: 12 feet
  Ideal for equipment maintenance, light manufacturing, or vehicle servicing
- 8x10 doors
- (4) 1 ton lifts

# Heated Storage Warehouse - 7,700 SF (35x220)



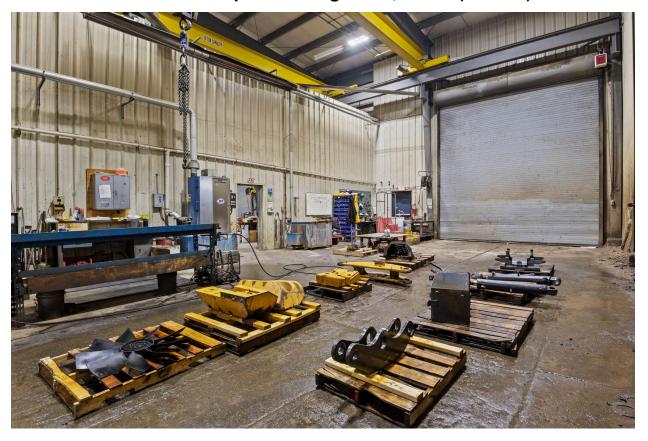
- Ceiling height: 23 feet
- 4(1 ton lifts), 5 ton lift
- Outside doors 13.5 x15
- Fully heated
- Suitable for temperature-sensitive inventory or operations

# Cold Storage Warehouse - 72,000 SF (150x481)



- Ceiling height: 36 feet
- Doors 14x16 and 9x10
- Drive-through capability
- Expansive open layout
- Suitable for large-scale storage, racking, or heavy industrial use

# Heated Workspace/Storage – 14,600 SF(53x277)



• Ceiling height: 34 feet

• Doors: 16x16 and 17x18

• Cranes: 1 ton, 3 ton, 15 ton, 20 ton

Fully heated

• Great for manufacturing, fabrication, or general warehousing

Rear Workshop (Newer Section) – 4,700 SF (48x98)



• Ceiling height: 27 feet

• Doors: 17x18

• Cranes: 10 ton

Recently constructed addition

Heated

• Flexible for a variety of uses including assembly or storage