

## **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**