

# GERMANN COMMERCE CENTER FOR SALE/LEASE

Land/Buildings or Build to Suit

**PHASE I - 392,206 SF (5 BLDGS)**  
**PHASE II - 629,508 SF (7 BLDGS)**



VIDEO

22555, 22615, 22617, 22703, 22705 E. GERMANN ROAD



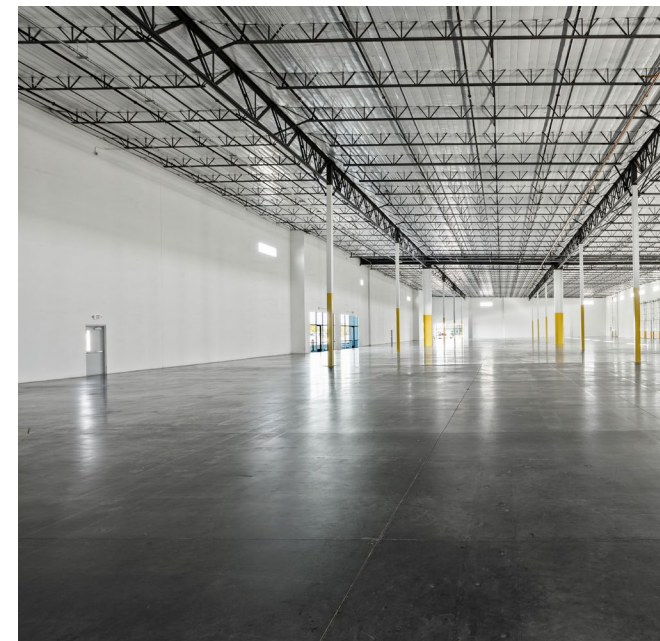
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# PHASE I | 392,206 TOTAL SF



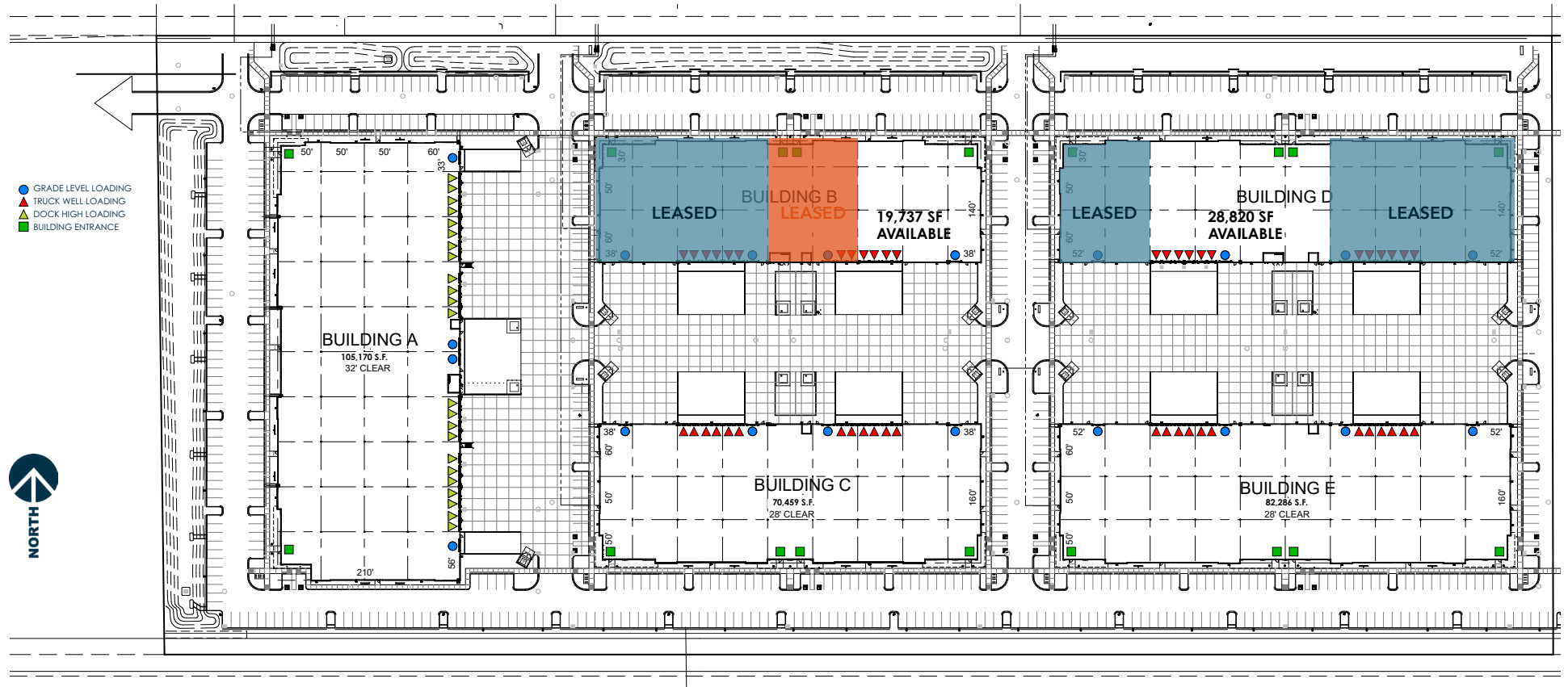
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# SITE PLAN & AVAILABILITY



## BUILDING A

**22555 E. GERMANN ROAD**

105,170 SF

105,170 SF AVAILABLE

32' CLEAR HEIGHT

(4) GRADE RAMPS

(23) DOCK HIGH

210' DEEP

DIVISIBLE ±52,858 SF

4000 AMPS 277/480V

## BUILDING B

**22615 E. GERMANN ROAD**

61,791 SF

19,737 SF AVAILABLE

28' CLEAR HEIGHT

(1) GRADE RAMP

(4) TRUCKWELLS

140' DEEP

DIVISIBLE ±14,560 SF

2000 AMPS 277/480V

## BUILDING C

**22617 E. GERMANN ROAD**

70,459 SF

70,459 SF AVAILABLE

28' CLEAR HEIGHT

(4) GRADE RAMPS

(12) TRUCKWELLS

160' DEEP

DIVISIBLE ±16,640 SF

2000 AMPS 277/480V

## BUILDING D

**22703 E. GERMANN ROAD**

72,500 SF

28,820 SF AVAILABLE

28' CLEAR HEIGHT

(1) GRADE RAMPS

(6) TRUCKWELLS

140' DEEP

DIVISIBLE ±14,560 SF

4000 AMPS 277/480V

## BUILDING E

**22705 E. GERMANN ROAD**

82,286 SF

82,286 SF AVAILABLE

28' CLEAR HEIGHT

(4) GRADE RAMPS

(12) TRUCKWELLS

160' DEEP

DIVISIBLE ±16,640 SF

4000 AMPS 277/480V



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