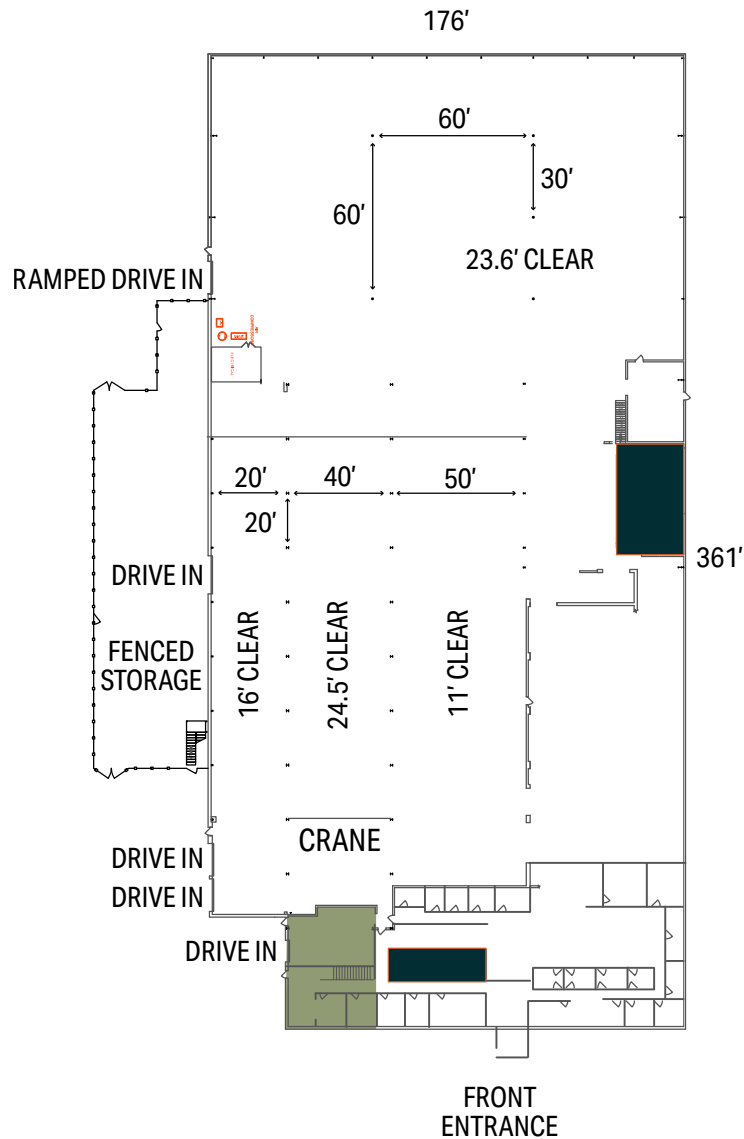


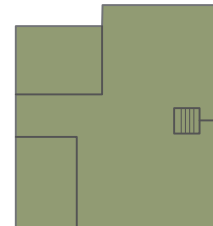
BUILDING A

±63,510 SF



 Restrooms

SECOND FLOOR OFFICE



±63,510 SF

WAREHOUSE | ±57,000

- 5-Ton Crane (ACCO Loudon Floor-Operated, Traveling Mast Crane)
- 5 Drive-Ins
- Clear Height Varies (See Plan)
- Column Spacing Varies (See Plan)
- Heavy Power (600V / 2000A / 3PH)
- Radiant Tube & Unit Heaters
- NEW LED Lighting
- Compressed Airlines
- Locker Rooms

OFFICE | ±6,510 SF

- COMPLETE RENOVATION 2023 (Paint, Flooring, Lighting, & HVAC)
- 2 Conference Rooms
- Breakrooms / Kitchenette
- Multiple Private Offices

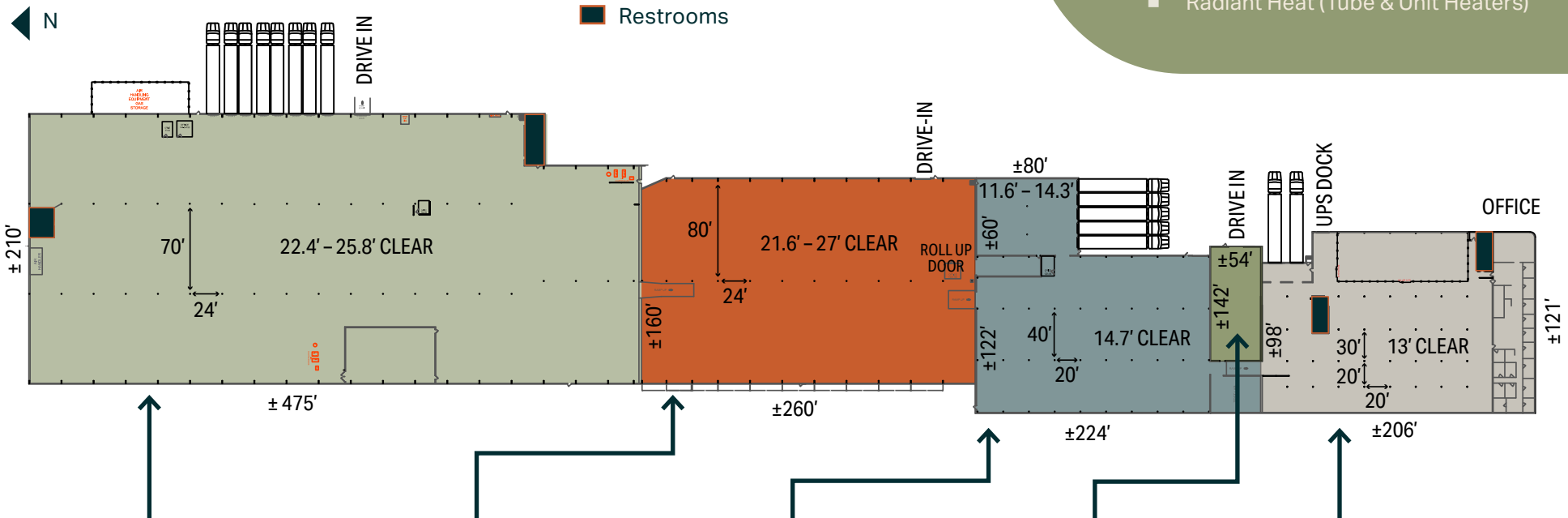
DISCLAIMER: All information on this page is subject to further verification. Floor plan is not to scale and measurements are estimates only.

BUILDING B

±201,500 SF

BUILDING HIGHLIGHTS

- 15 Docks + 1 UPS Dock + 3 Drive-Ins
- Heavy Power (600V / 3000A / 3PH)
- NEW LED Lighting Throughout
- Radiant Heat (Tube & Unit Heaters)



±96,000 SF

- 8 Docks (8'x10') with Bumpers, Seals, & Plates
- 1 Drive-In (14'x16')
- 22.4' - 25.8' Clear Height
- 24'x70' Column Spacing
- NEW Radiant Heaters
- Compressed Airlines
- Locker Rooms & Office
- 35'x70' Room with Drop Ceiling & Existing A/C Unit (Power Not Connected to Unit, Condition Unknown)

±41,600 SF

- Partially Racked (Drive-In Pallet Racking)
- 1 Drive-In
- 21.6' - 27' Clear Height
- 24'x80' Column Spacing
- Small Office

±28,300 SF

- 5 Docks (8'x10') with Bumpers, Seals, Plates, & NEW Motors
- 14.3' - 14.7' Clear Height
- 20'x40' Column Spacing
- Small Office

±7,600 SF

- Maintenance / Repair Shop
- 1 Drive-In
- 15' - 20.1' Clear Height
- Clear Span (54'x142')
- Trench Floor Drains

±28,000 SF

WAREHOUSE | ±24,000 SF

- 2 Docks (8'x10')
- 1 UPS Dock
- 13' Clear Height
- 20'x20' & 20'x30' Column Spacing
- Floor Drains

OFFICE | ±4,000 SF

- Breakroom & Kitchenette
- Training / Conference Room
- Private Offices

DISCLAIMER: All information on this page is subject to further verification. Floor plan is not to scale and measurements are estimates only.