


PERIMETER INDUSTRIAL PARK

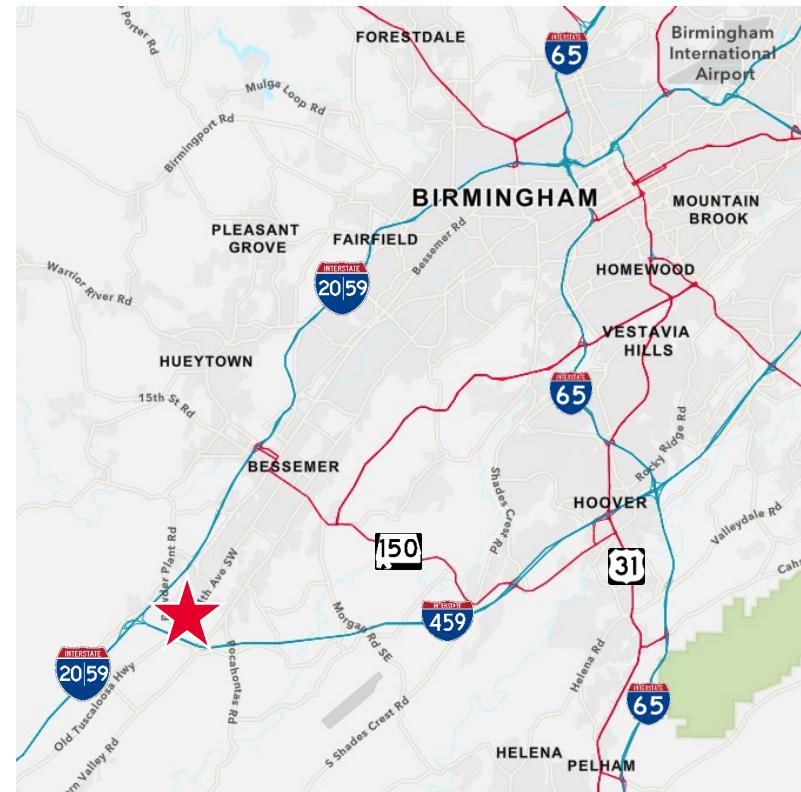
**80,500 SF Office/Warehouse/Manufacturing
Lease Rate: \$5.50 PSF (NNN)**

BUILDING FEATURES

| | |
|----------------|-----------------------------|
| Total SF | 80,500+/- SF |
| Office SF | 4,500+/- SF |
| Construction | Concrete Tilt-up |
| Loading | (13) docks, (1) grade-level |
| Ceiling Height | 24' clear |
| Electrical | 1200A, 3-phase, 480V |
| Column Spacing | 52' x 31' (typical) |
| Sprinkler | Wet |

Property Highlights

- Low operating expenses (\$0.65 PSF)
- Less than 0.25 miles from Exit 1 on I-459
- Less than 20 miles from Mercedes Benz (Vance)



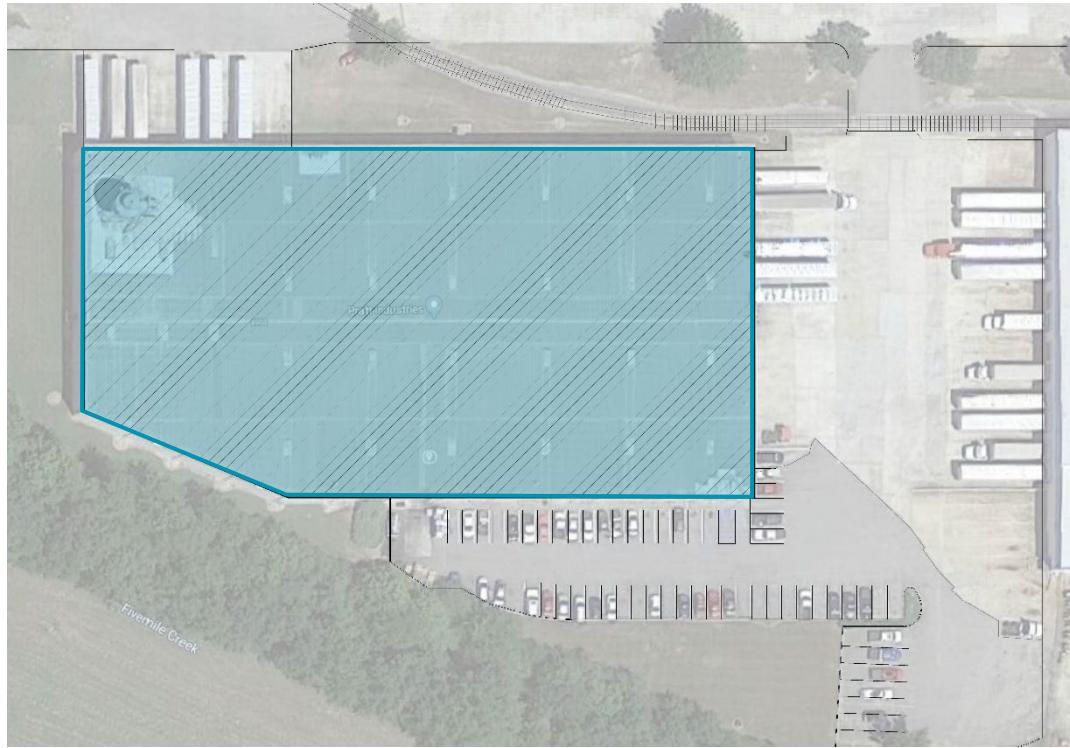
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Site Plan



Layout

