


**PERIMETER INDUSTRIAL PARK**

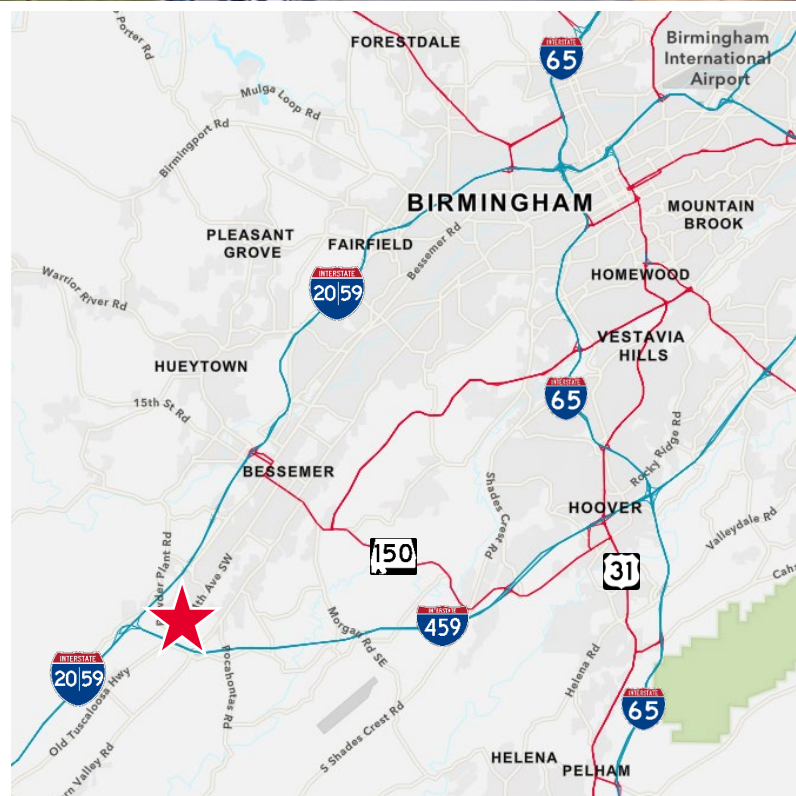
**80,500 SF Office/Warehouse/Manufacturing**  
**Lease Rate: \$5.50 PSF (NNN)**

**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)



For more information, please contact:

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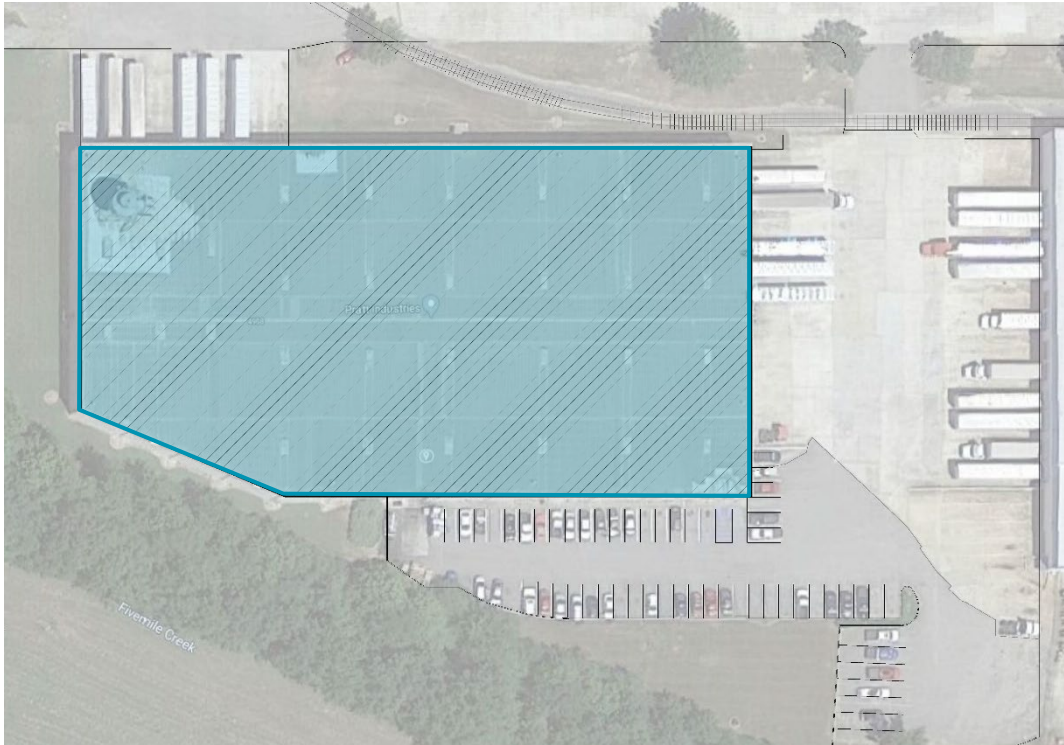
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## Site Plan



## Layout

