

175,300 Total SF 140,843 SF Base Footprint

AVAILABLE: FEBRUARY 1, 2026



EASY ACCESS TO I-275 // LANDLORD WILL CONSIDER DEMISING

## PROPERTY **FEATURES**

40' x 45'

**COLUMN SPACING** 

100%

AIR CONDITIONING

**DOCK HIGH DOORS** (8 HAVE PIT LEVELERS)

30'

CLEAR HEIGHT

RAMP

1.35/1000 SF

PARKING RATIO (UNRESERVED)

**SUITE 1B SPECS** 140,843 SF 130,802 SF 5,726 SF **BASE FOOTPRINT** WAREHOUSE DOWNSTAIRS **OFFICE** 1,256 SF 4,315 SF 33,201 SF **UPSTAIRS STORAGE** WH & DOCK **UPSTAIRS OFFICE** OFFICE

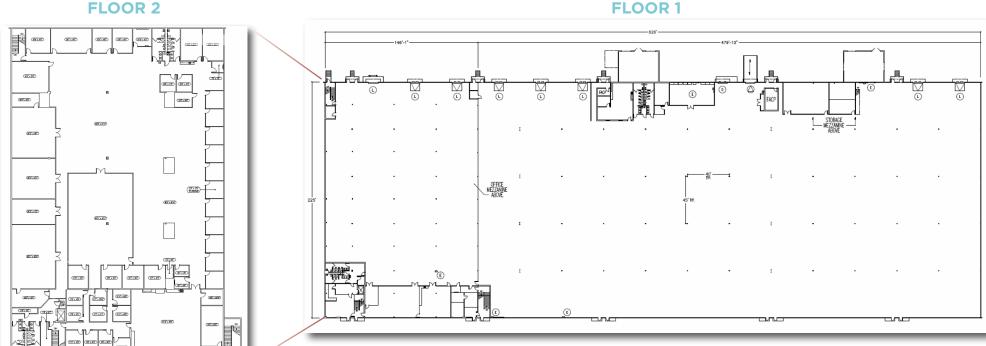


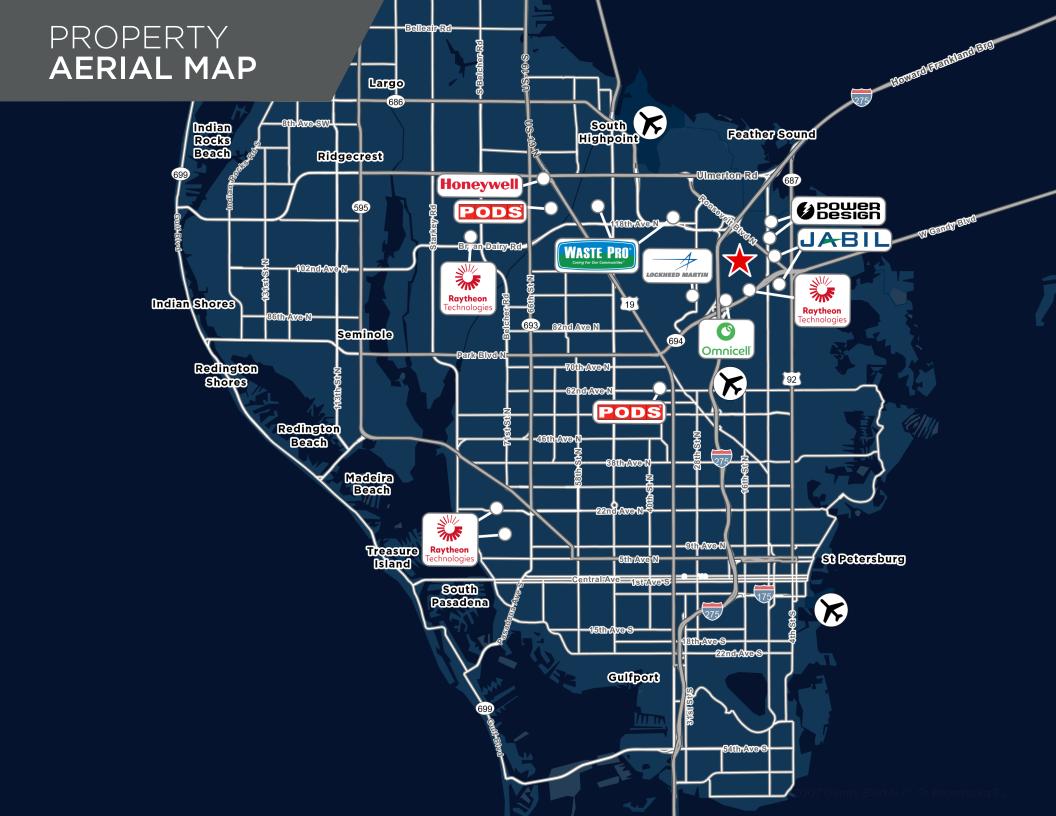
**POWER** 4000 AMPS 277/480 VOLTS

**SPRINKLER ESFR** 



FLOOR 2









©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.