



PROPERTY SPECIFICATION SHEET

MORRIS STREET WAREHOUSE

Heavy Industrial Infrastructure · Exceptional Power Capacity · Rare Submarket Opportunity

Power Service	3-Phase 240V & 480V ~200 AMP Two Electrical Meters
HVAC Capacity	50+ Tons Total — Overbuilt for Heat-Generating Machinery
Clear Height	~16' to Beam ~18' to Roof Deck
Slab Strength	Reinforced Pads up to 2' Thick — Press & Forklift Ready
Divisibility	Up to 4 Independent Units 4 Mailing Addresses
Roof	~10 Years Old Full Replacement Gravel Industrial System
Location	Established Industrial Corridor Railroad Line Rear Buffer

POWER INFRASTRUCTURE

- 3-Phase power throughout
- 240V 3-phase + 480V capability
- Approx. 200 AMP 480V service (at least one panel)
- Two electrical meters serving two interior sections
- Extensive overhead conduit & distributed machine drops
- Surge-protected circuits for sensitive equipment

STRUCTURAL & SLAB STRENGTH

- Reinforced industrial pads throughout
 - Primary press pad approx. 2' thick concrete
 - Additional pads approx. 12-18" thick
- Engineered for heavy printing presses & manufacturing loads
- Designed for forklift and heavy equipment movement

CLEAR HEIGHTS

- Approx. 16' clear to beam
- Approx. 18' to roof deck
- Consistent roof height throughout main warehouse

LOADING & ACCESS

- Multiple truck-size front-facing bay doors
- Wide forklift pass-through areas
- Manual lift doors
- Rear egress doors
- Fenced parking area

DIVISIBILITY & FLEXIBILITY

- Configurable into up to 4 units
- 4 mailing addresses (per owner)
- Each section designed with office + restroom components
- Two water services
- Two electrical services

HVAC — SUBSTANTIALLY OVERBUILT

- Multiple new units totaling 15 tons (recently installed)
- Additional 10-ton + 5-ton interior zone
- Additional 5-ton + 15-ton systems
- Multiple dedicated office units
- Designed for heat-generating machinery — well beyond typical warehouse requirements

OFFICE & FACILITIES

- Approx. 8 restrooms throughout
- Multiple private office pods
- Loft / mezzanine storage areas
- Industrial lighting with distributed switching

LOCATION ADVANTAGE

- Established industrial corridor
- Railroad line behind property — reduces likelihood of residential encroachment

Information not guaranteed. All details should be independently verified.