

# FOR LEASE

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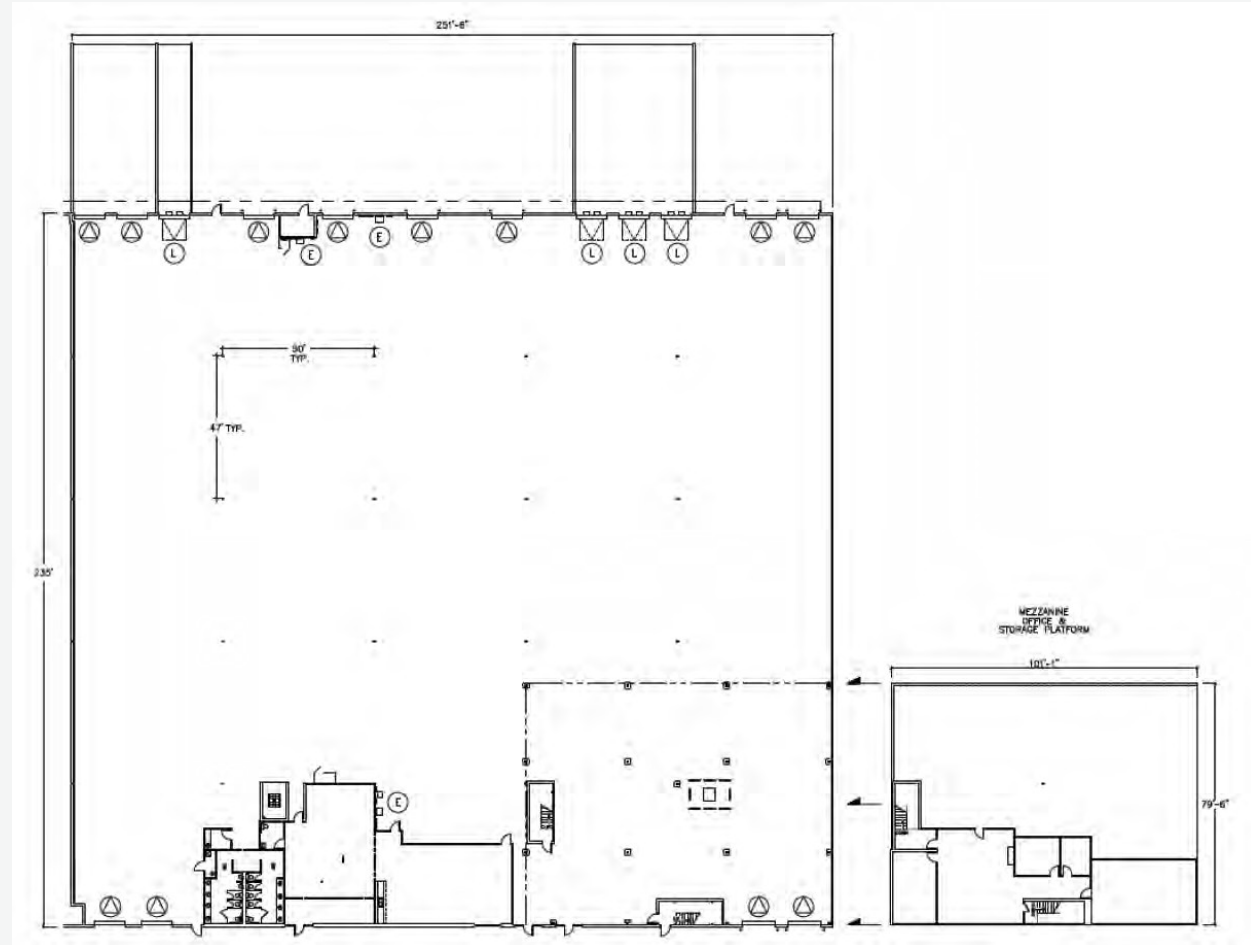
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# PROPERTY FEATURES + FLOOR PLAN

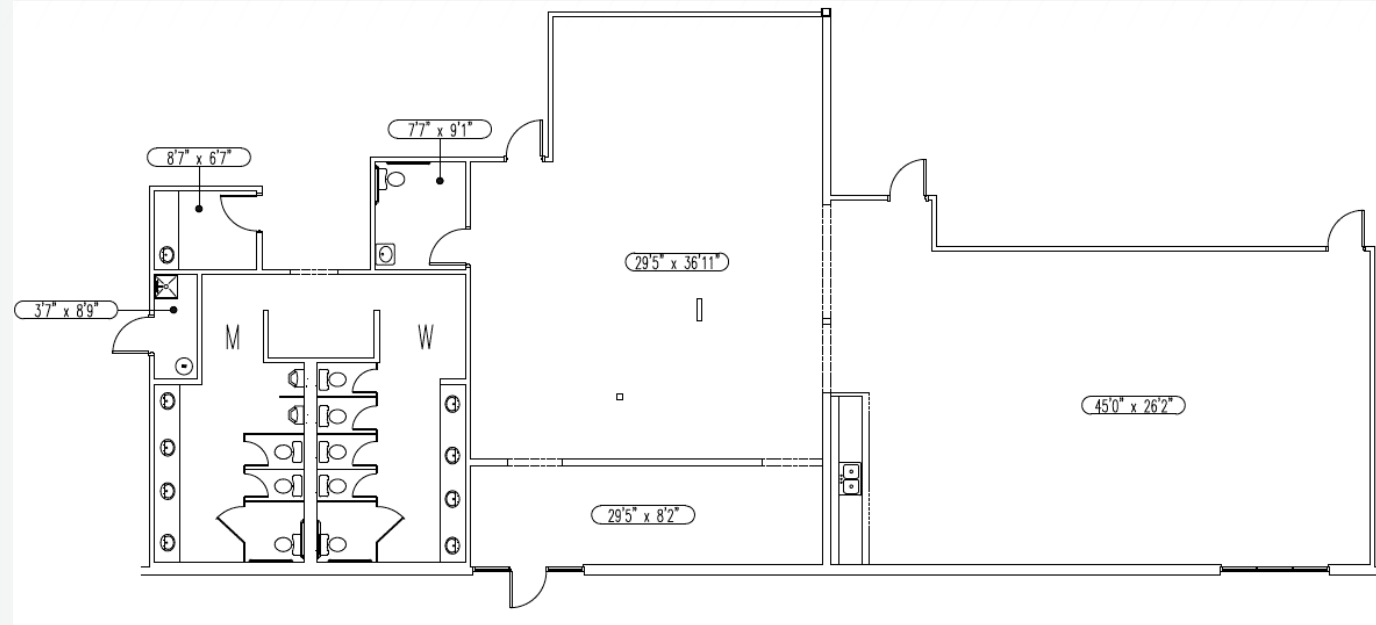
- 59,060 SF
- 3,364 SF First Floor Office
- 2,477 SF Second Floor Office
- 5,078 SF Mezz Storage Space (not included in RSF)
- Clear Height: 27'
- 6 Dock Door Fans
- 12 (10' x 13') Drive-In Doors
- Parking Ratio: 2.27/1000
- 130' Truck Court Depth
- ESFR Sprinkler System
- 4 (10' x 10') Grade Level Doors
- 100% Air Conditioned Warehouse
- Construction Type: Tilt-Up Concrete
- Power: 3 Phase, 1200 AMP, 277/480 V
- 4 (10' x 10') Truck Wells W/ Pit Levelers and Seals
- 4 Front Drive-In Doors Convertible to Storefront Glass



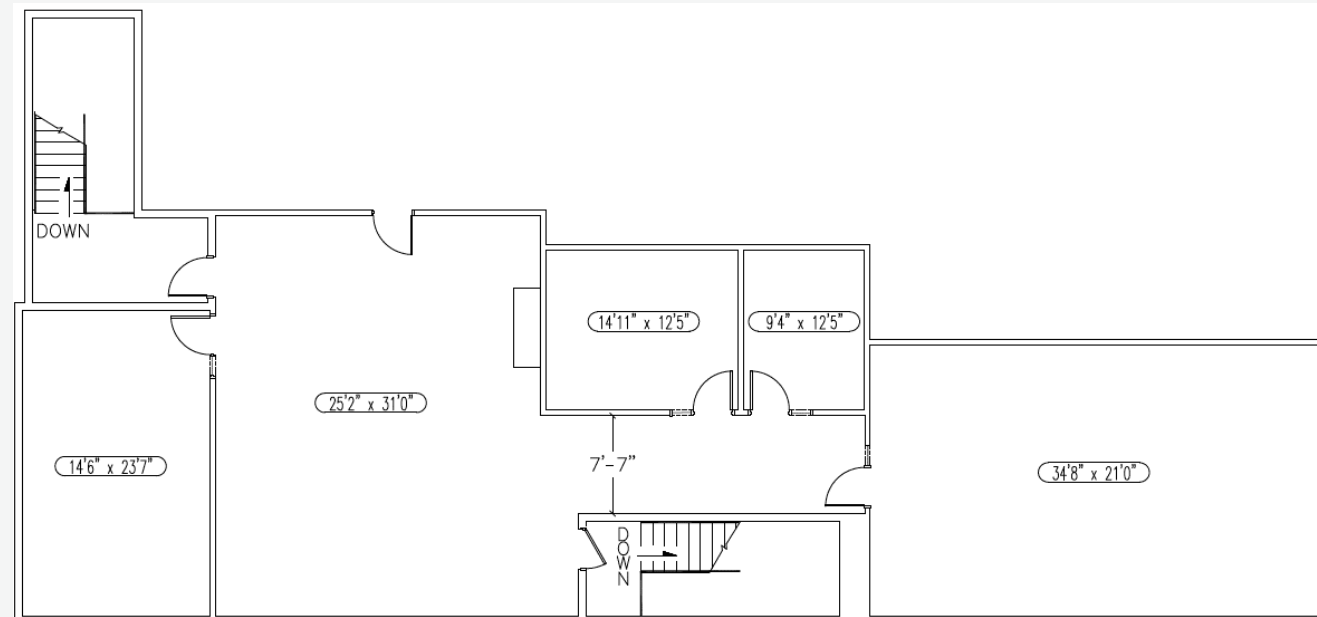
**AVAILABLE NOW**

# MEZZ/UPSTAIRS OFFICE +DOWNSTAIRS OFFICE

Downstairs Office



Upstairs/Mezz Office



AVAILABLE NOW

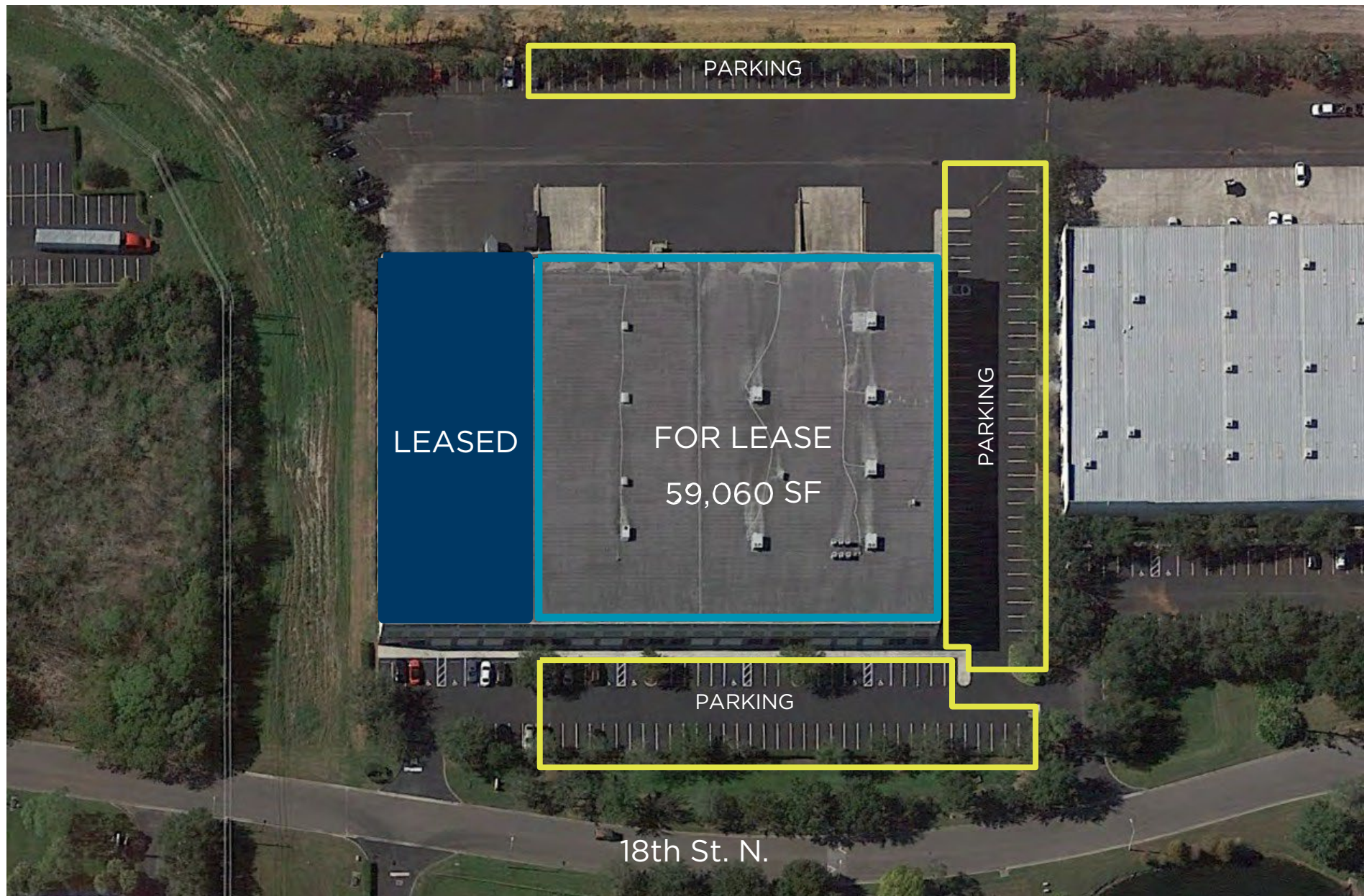


# PROPERTY PHOTOS

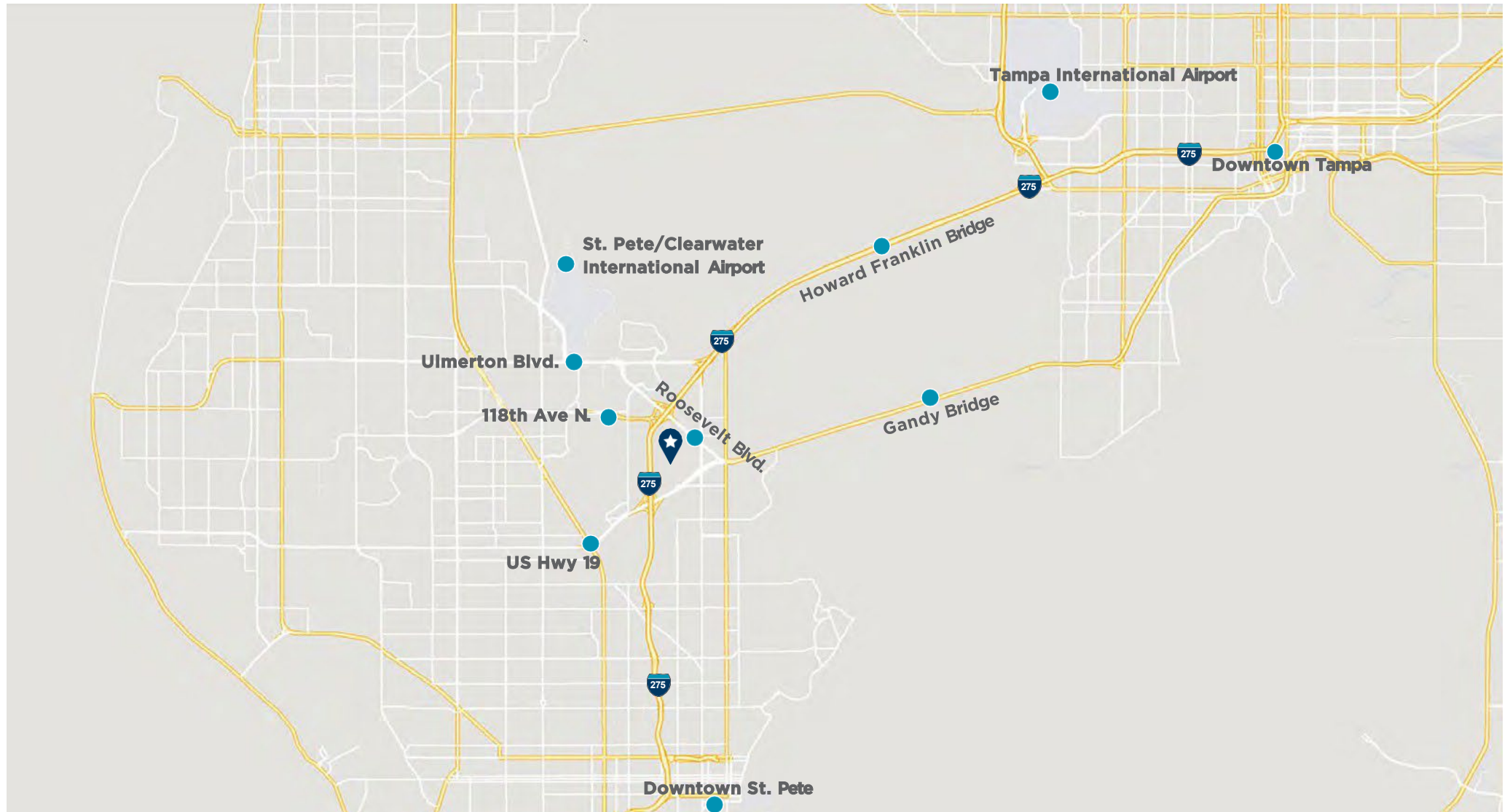




# SITE PLAN



# AERIAL MAP





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