

**COMING SOON TO MARKET~  
NEW SPECULATIVE BUILDING IN CARROLL COUNTY!**

**49,496 SF Stand Alone Expandable Precast Building situated on this beautiful 10 Acre Site in the  
HOOSIER HEARTLAND INDUSTRIAL PARK**

**Available sf**

49,496 sf Stand Alone Precast Building Built in  
2024 Expandable to 100,000sf

**Ceiling Height ft**

32 ft clear height

**HVAC**

Powrmatic ARU (Air Rotation Unit) HVAC will  
need to be added per requirements

(3) RTU loading zones have been figured into  
the structural design of the roof

(5) louvers and (2) exhaust fans

**Divisible**

Currently not divided

**Grade Level Doors**

(1) Main storefront entry double doors

(6) 3'x7' walk doors

(1) 14' x 14' on grade overhead door

**Building Class**

Class B

**Construction Type**

Type II-B Construction

**Building SF**

49,496 sf Stand Alone Precast Building

**Future Expansion SF**

+/- 60,000 sf

**Occupancy**

S-I

**Drive-In Size**

(1) 14' x 14' on grade overhead door.

**Column Spacing**

50' x 50' center columns

Back bay is 60' deep

**Number of Docks**

Space for 4 future docks

**Building Type**

**Building Material**

Precast walls with a conventional roof system

**Total Floor Area**

49,496 sf

**Number of Floors**

1 floor, but the office area can be designed to  
have a mezzanine

**Building Dimensions**

190' x 260'

**Maximum Ceiling**

32' Clear Height

**Parking**

**Number of Parking Spaces**

16 parking spaces

2 Handicap spaces

**Sprinkler**

**Sprinkler Size**

No sprinkler system is included, but we have  
included an 8" riser entering the building.

**Air Conditioning**

N/A, but available with building loading as  
additional

**Heating System**

Minimum ARU. Main system will need to be  
designed by the final user

**High Efficiency Lighting**

Natural Daylighting on all walls

Lithonia LED lighting

**Loading Docks**

(4) Pits in place with no levelers - designed to  
add dock levelers as needed

**Dock Doors**

(4) 8' wide x 9' tall Dock Doors

**Bay Size**

60' deep bay by 190' wide

**Drive Doors**

(1) 14' x 14' on grade overhead door

**Floor Thickness**

No concrete floor is included. Stone base is -  
8". This will allow you to have up to an 8" concrete  
slab.

**Reinforced**

**Networked**

