

SPACE FEATURES

Area 1: Cold Storage/Warehouse – 9,000 sf (\$5.50 psf)

- 200 ft x 45 ft
- 20 ft. ceiling height
- Three 12 ft grade level doors
- 3 pedestrian doors
- New bright overhead lighting

Area 2: Storage/Warehouse – 2,900 SF (\$5.50 psf)

- 76 ft x 38 ft
- 12' 6" ceiling height
- Two gas-fired suspended heaters
- Nice overhead lighting
- One 8 ft grade-level door
- Access to loading docks

Area 3: Storage/Warehouse – 1,400 SF (\$5.50 psf)

- 60 ft x 23 ft
- 10 ft ceiling height
- Access to one 12 ft grade-level door
- Two gas-fired suspended heaters
- Large wall exhaust fan

Area 4: Office Area – 6,000 SF (\$8.00 psf)

- Owner will demo space and bringing it to a shell
- Will buildout out perimeter walls and ceiling
- Will provide bathrooms, heating and a/c
- Additional buildout to be discussed and amortized in rent