

±22,344 SF DISTRIBUTION BUILDING **FOR SALE / LEASE**

Build-To-Suit Industrial Opportunity



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PROPERTY OVERVIEW

Lee & Associates is pleased to present a ±22,344 SF new construction distribution facility available for sale or lease. This build-to-suit opportunity offers a high-image concrete tilt-up design with modern warehouse specifications tailored for logistics, distribution, or light manufacturing users.

Situated on ±38,965 SF of land, the property is strategically positioned along an overweight corridor, providing efficient access for regional and port-oriented distribution. The project is designed to deliver functional loading, modern clear height, and optimized parking in a highly desirable industrial location.

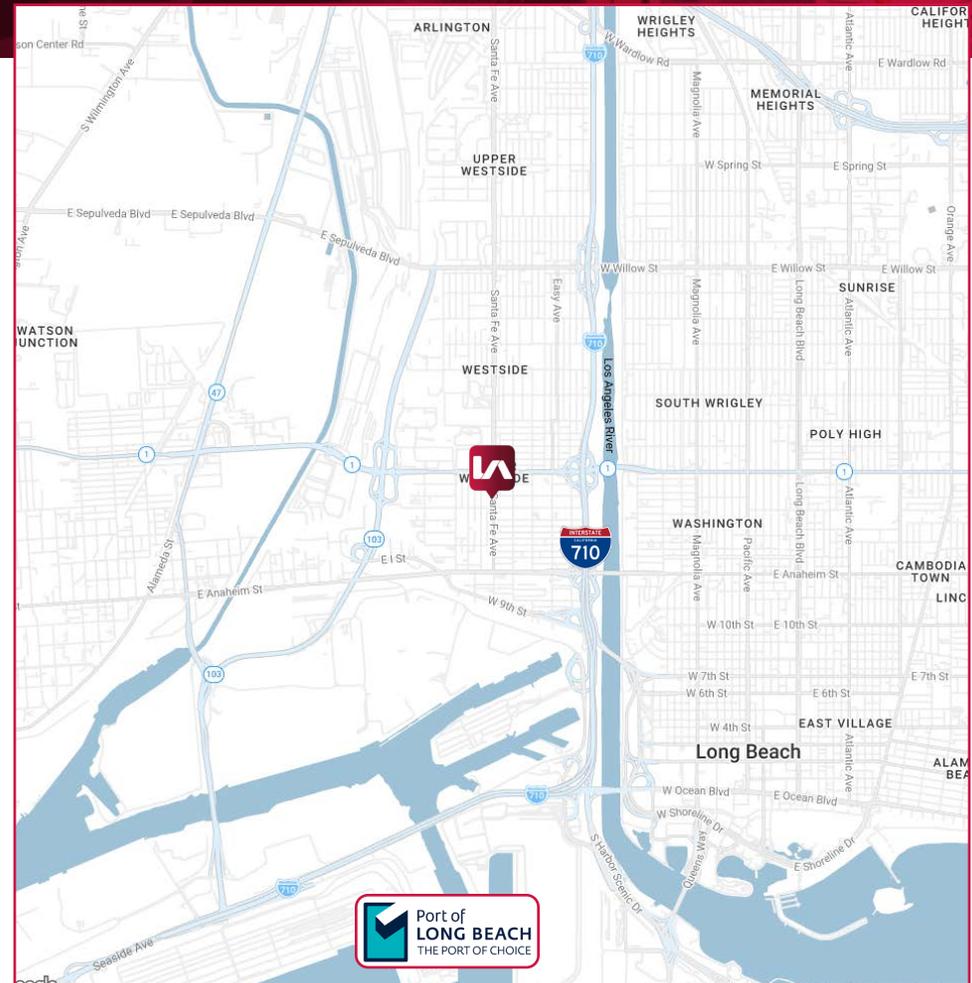
Estimated delivery timeline is approximately 14-22 months from lease execution or purchase agreement.



OFFERING SUMMARY

Lease Rate	TBD / Build-To-Suit
Sale Price	TBD / Build-To-Suit
Building Size	±22,344 SF
Land Area	±38,965 SF (±0.89 AC)
Office Area	±3,090 SF
Clear Height	30'
Loading	3 Dock High, 1 Ground Level

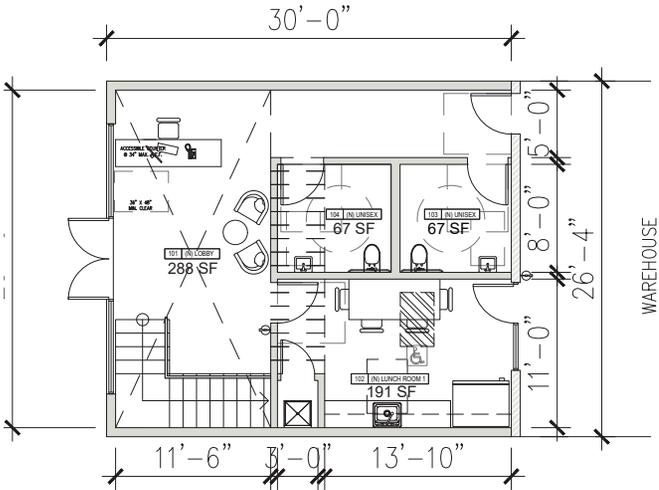
- Other Features
- **Overweight Corridor**
 - **Parking: 17 Stalls (0.76:1,000)**
 - **Zoning: General Industrial**
 - **Construction: Concrete Tilt-Up**
 - **Status: Proposed Build-To-Suit**
 - **Estimated Delivery: 14-22 Months**



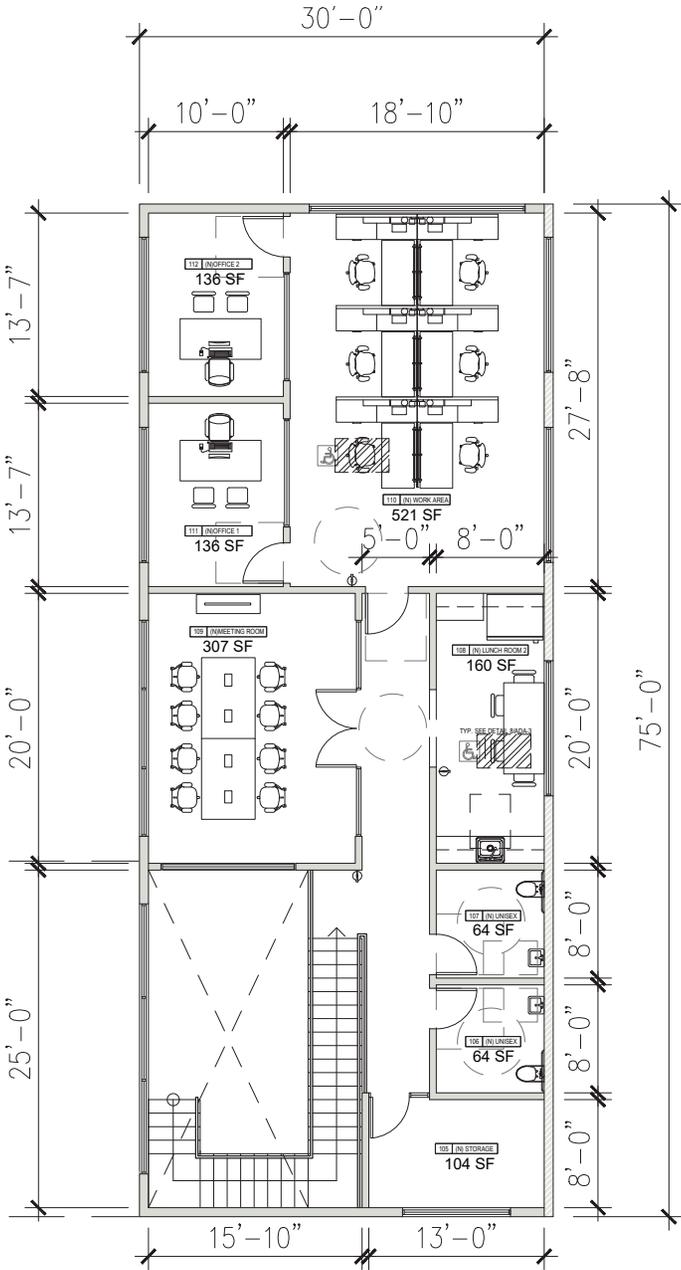




- WALLS LEGENDS**
- ASCONRY WALLS 2-HR FIRE RATED
 - CEMISNG WALLS
 - FIRE EXTINGUISHERS



PROPOSED MEZZANINE NORTH
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN NORTH
SCALE: 1/4" = 1'-0"



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