

HUGHES @ ALTON

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FULLY ENTITLED CONSTRUCTION COMMENCING SUMMER 2024

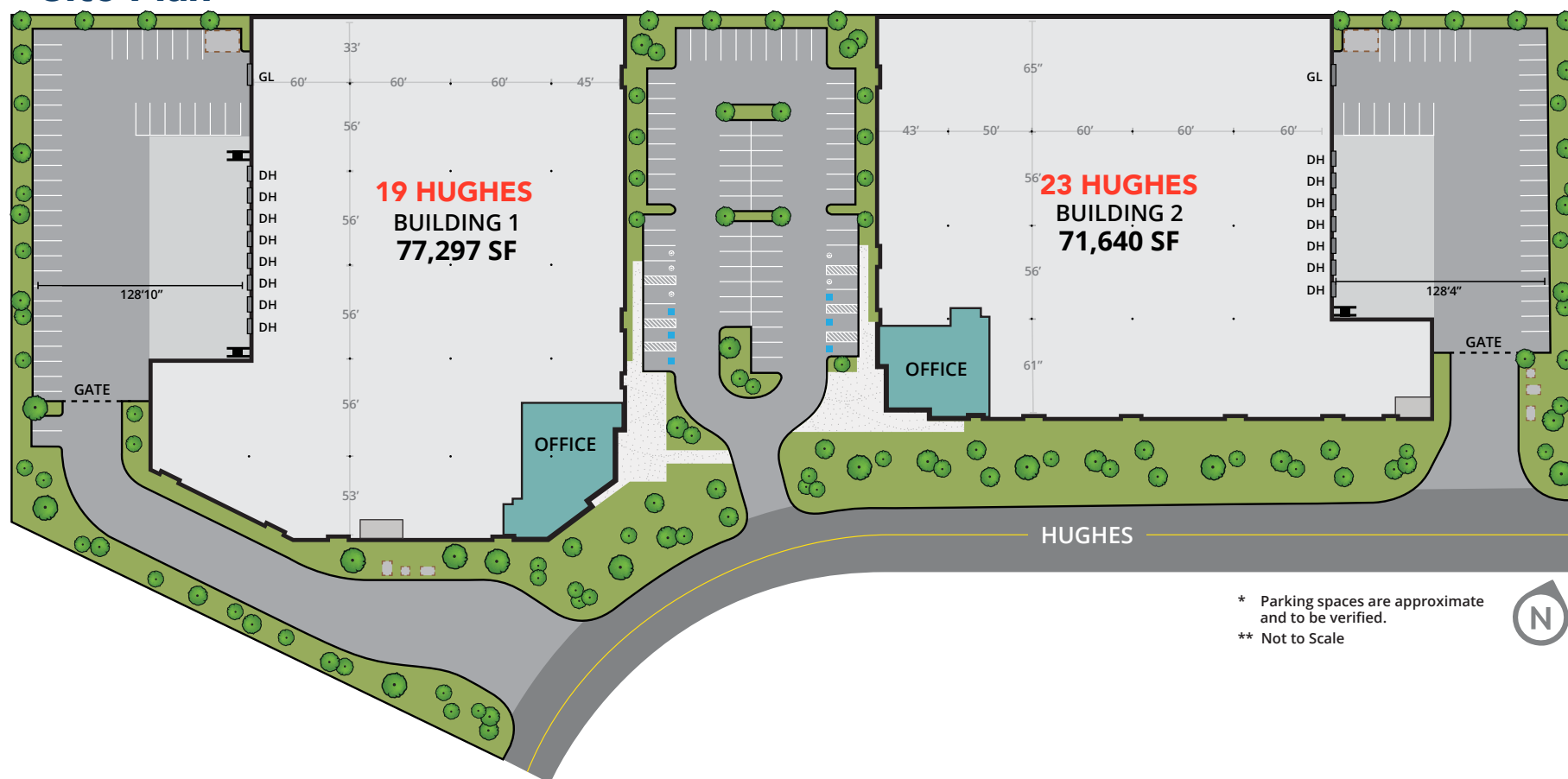


PRIME LOCATION. MULTIPLE POSSIBILITIES.

Hughes @ Alton is a planned Class "A" industrial development featuring two highly functional buildings. The design and features are flexible to accommodate a wide variety of uses including advanced manufacturing, corporate HQ, and distribution. Delivery is estimated to be mid 2025.

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Site Plan



* Parking spaces are approximate and to be verified.
** Not to Scale



BUILDING SPECS*



BUILDING 1: 19 HUGHES

SIZE	±77,297 SF
OFFICE	±8,096 SF
WH	±69,201 SF
CLEAR HEIGHT	36'
LOADING	8 DH/1 GL
POWER	3,000 Amps@277/480 V
PARKING	73 Stalls
TRUCK COURT DEPTH	128'
ACRES	3.51 Acres



BUILDING 2: 23 HUGHES

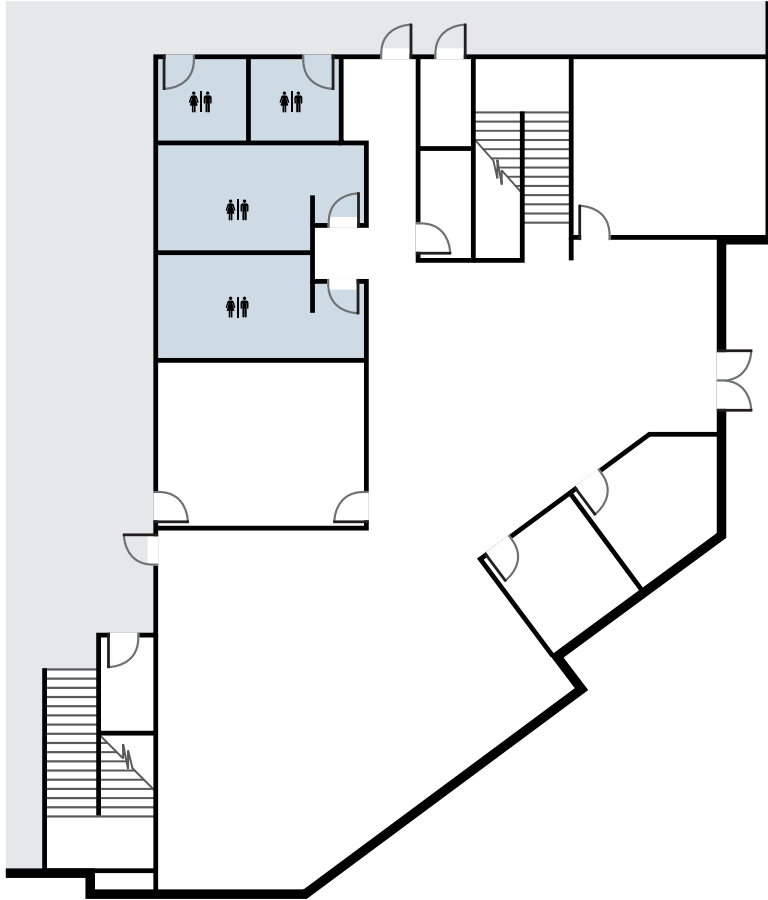
SIZE	±71,640 SF
OFFICE	±6,968 SF
WH	±64,672 SF
CLEAR HEIGHT	36'
LOADING	7 DH/1 GL
POWER	3,000 Amps@277/480 V
PARKING	66 Stalls
TRUCK COURT DEPTH	128'
ACRES	3.14 Acres

*Building sizes & configuration subject to modification, pending city review & approval of plans

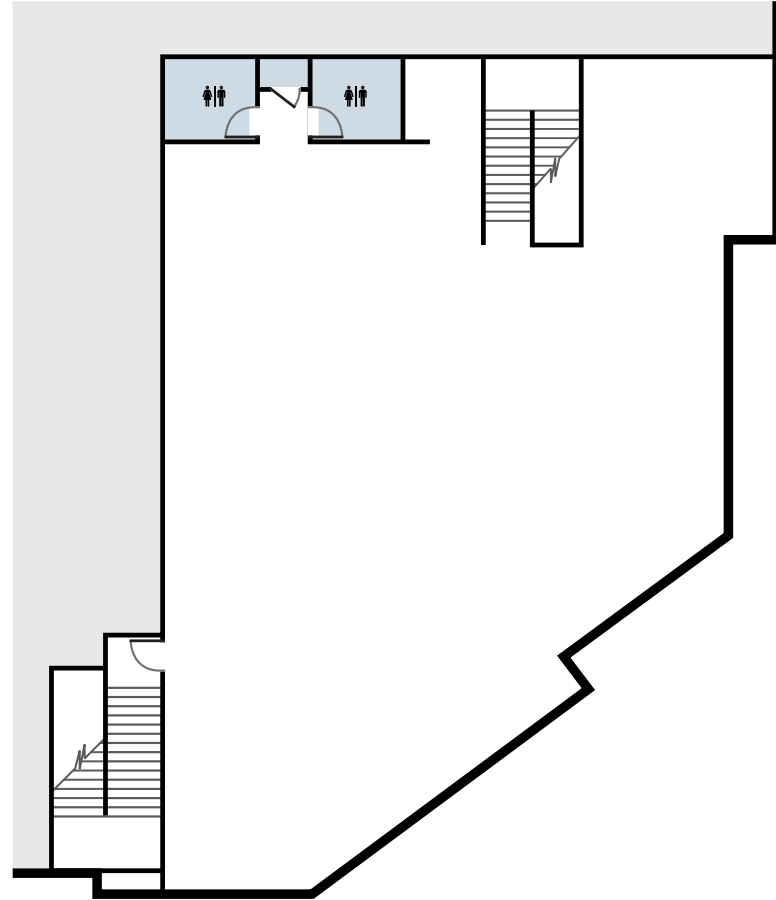
OFFICE FLOOR PLANS

19 Hughes

1ST FLOOR



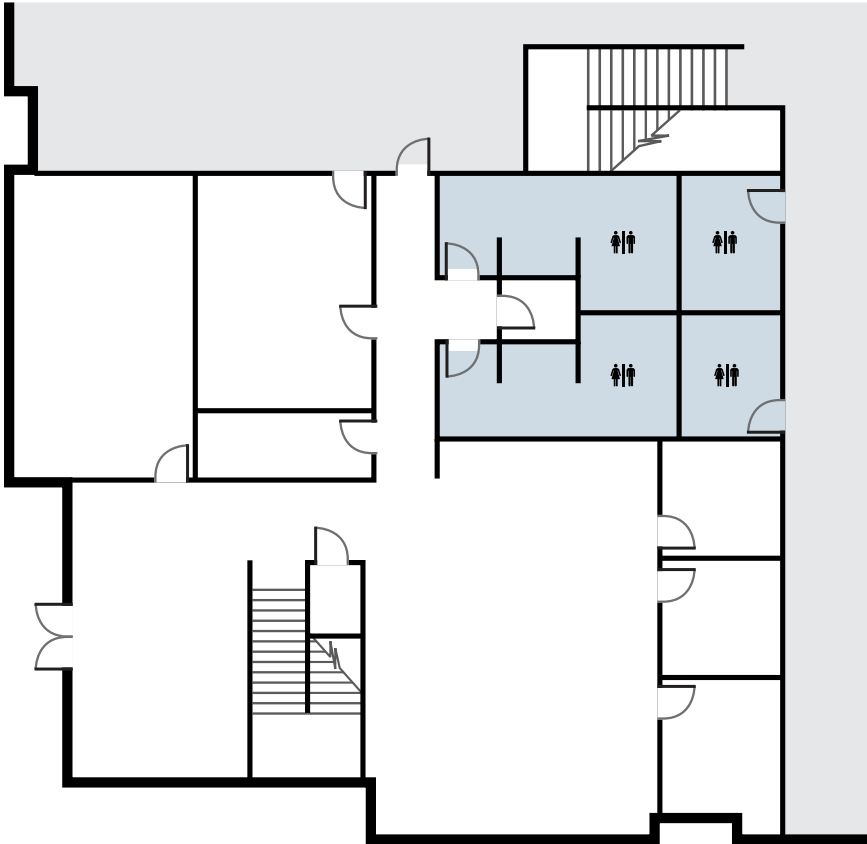
2ND FLOOR



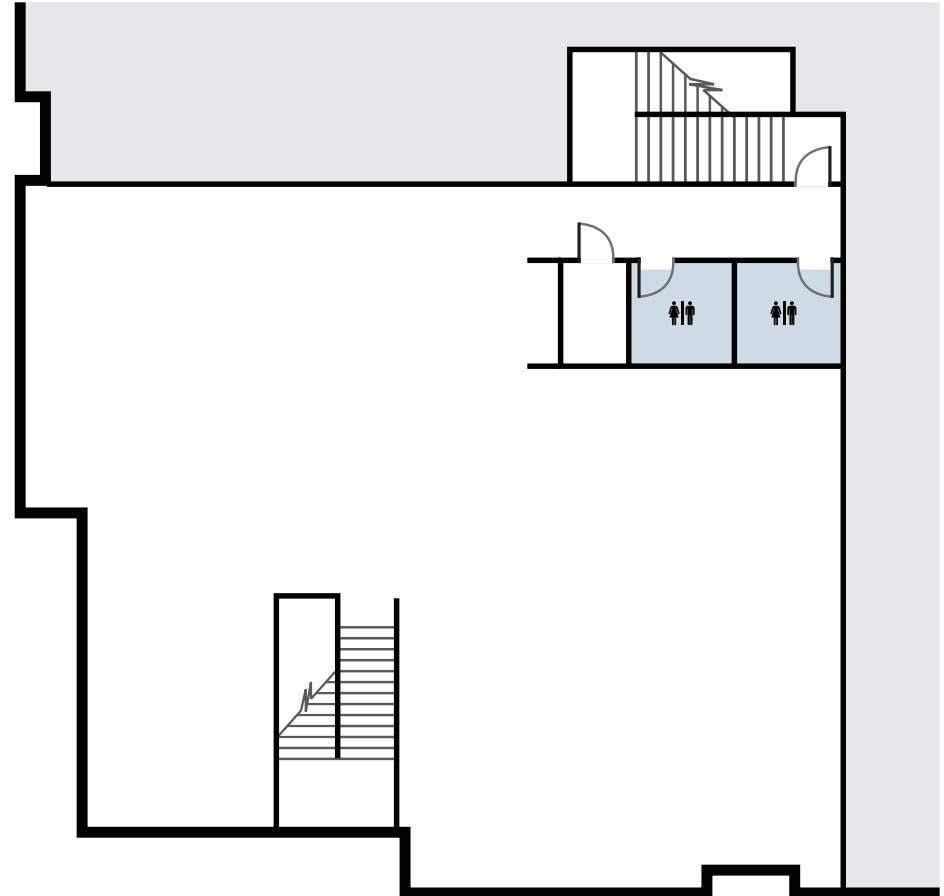
OFFICE FLOOR PLANS

23 Hughes

1ST FLOOR



2ND FLOOR



RENDERINGS

19 HUGHES



19 HUGHES



23 HUGHES

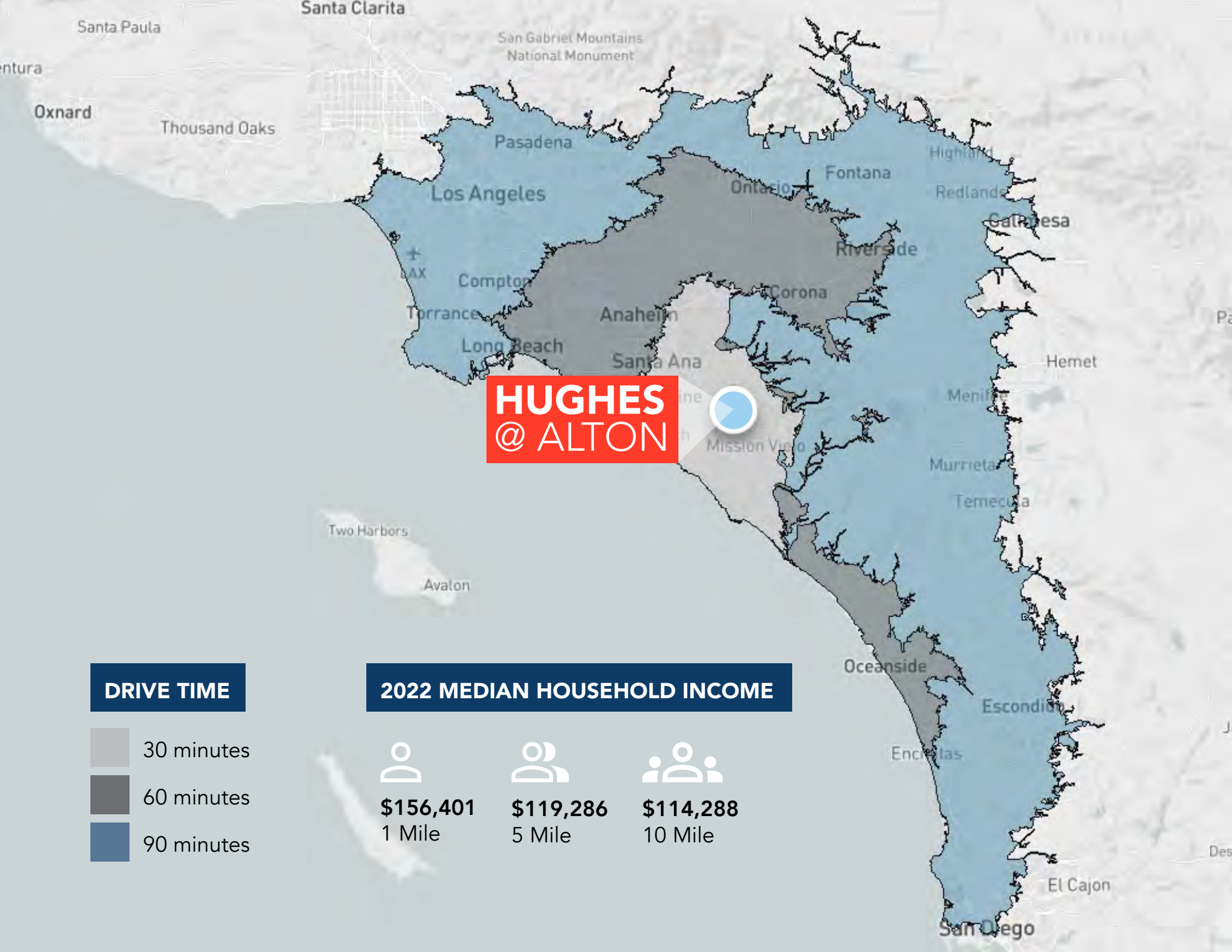




ALTON PARKWAY
On/off ramp
2 miles

BAKE PARKWAY
On/off ramp
2.25 miles

**HUGHES
@ ALTON**



HUGHES
@ ALTON

DRIVE TIME

- 30 minutes
- 60 minutes
- 90 minutes

2022 MEDIAN HOUSEHOLD INCOME



\$156,401
1 Mile



\$119,286
5 Mile



\$114,288
10 Mile



Representative picture

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