



A State-of-the-Art Logistics Hub

7 Buildings Totaling +/- 2,276,450 SF

Class A Industrial Development



BUILDING 100

BUILDING 200

BUILDING 300

BREAKING GROUND LATE SUMMER 2025

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BUILDING SIZE	204,030 SF rear load	123,270 SF rear load	505,400 SF cross-dock
OFFICE SPACE	TBD	TBD	TBD
CEILING HEIGHT	36'	36'	40'
DIMENSIONS	660'W x 300'D	500'W x 240'D	950'W x 520'D
COLUMN SPACING	50' x 50' (60' speed bays)	50' x 45' (60' speed bays)	50' x 50' (60' speed bays)
DOCK HIGH DOORS	36 (9' x 10') - 18 equipped with 40,000 lb mechanical pit levelers	23 (9' x 10') - 15 equipped with 40,000 lb mechanical pit levelers	94 (9' x 10') - 48 equipped with 40,000 lb mechanical pit levelers
DRIVE-IN DOORS	2 (12' x 14')	2 (12' x 14')	4 (12' x 14')
TRUCK COURT DEPTH	185' with 60' concrete apron	185' with 60' concrete apron	185' with 60' concrete apron
TRAILER PARKING	39	14	60
CAR PARKING	120	138	184
SPRINKLER SYSTEM	ESFR sprinkler system	ESFR sprinkler system	ESFR sprinkler system
POWER	3,000A, 277/480V, 3 phase	3,000A, 277/480V, 3 phase	4,000A, 277/480V, 3 phase
ROOF	60 mil TPO, R-20 insulation	60 mil TPO, R-20 insulation	60 mil TPO, R-20 insulation
LIGHTING	LED on motion sensors	LED on motion sensors	LED on motion sensors



BUILDING 400

PAD READY

BUILDING 600

BUILDING 700

BUILDING SIZE	624,280 SF cross-dock	299,970 SF rear load	326,350 SF front load
OFFICE SPACE	TBD	TBD	TBD
CEILING HEIGHT	40'	40'	40'
DIMENSIONS	1,000'W x 600'D	650'W x 440'D	980'W x 320'D
COLUMN SPACING	48' x 54' (60' speed bays)	54' x 48'7" (60' speed bays)	52' x 43'4" (60' speed bays)
DOCK HIGH DOORS	102 (9' x 10') - 49 equipped with 40,000 lb mechanical pit levelers	61 (9' x 10') - 42 equipped with 40,000 lb mechanical pit levelers	48 (9' x 10') - 27 equipped with 40,000 lb mechanical pit levelers
DRIVE-IN DOORS	4 (12' x 14')	4 (12' x 14')	2 (12' x 14')
TRUCK COURT DEPTH	185' with 60' concrete apron	185' with 60' concrete apron	185' with 60' concrete apron
TRAILER PARKING	116	65	74
CAR PARKING	242	196	112
SPRINKLER SYSTEM	ESFR sprinkler system	ESFR sprinkler system	ESFR sprinkler system
POWER	4,000 amps, 277/480V, 3-phase	4,000A 277/480V, 3-phase	3,000 amps, 277/480V, 3-phase
ROOF	60 mil TPO, R-20 insulation	60 mil TPO, R-20 insulation	60 mil TPO, R-20 insulation
LIGHTING	LED on motion sensors	LED on motion sensors	LED on motion sensors

