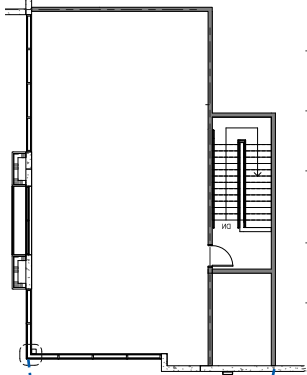


THE BUILDINGS

BLDG A - 2nd floor
office 1,400 SF



Building Features - 7363 Britannia Ct

Total Building	73,370 SF
Divisibility	Starting from 8,779 SF
Dock High Loading	22 doors
Grade Level Loading	4 doors
Clear Height	32'

Sprinklers	ESFR with K-___ heads
Power	3,000 A, 277/480v
Building Depth	160'
Column Spacing	56' x 60'
Truck Court Depth	190'
Trailer Parking	12 stalls

Fence/Gate	Truck court gated and fenced
Parking Ratio	1.27:1,000 SF (87 auto stalls + 6 EV spaces)
Lease Rate	Contact Broker
Available	April 2026

- ▲ Dock High Doors
- Grade Level Doors
- - - Potential Demising Walls

