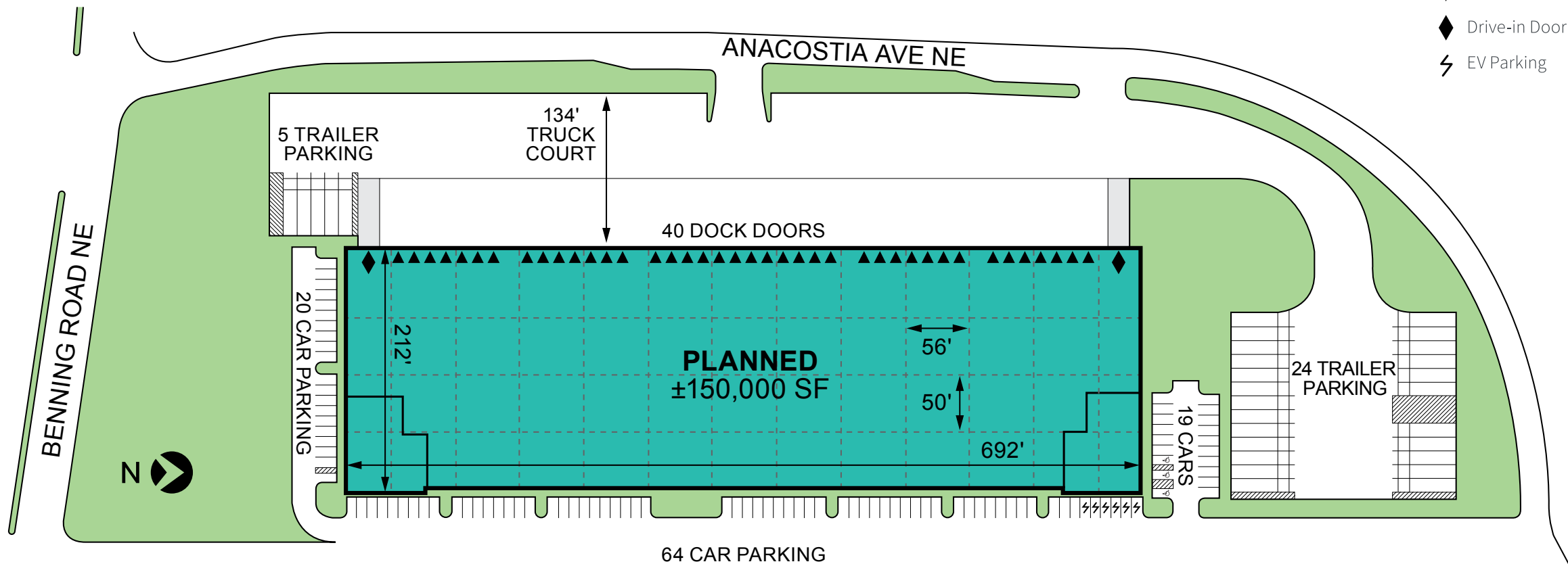


Unlimited Potential

±150,000 SF of purposeful and sustainable design with features to optimize workflow.



Modern

- ESFR sprinkler system
- 4,000 amps
- LED lighting
- 103 car parking spaces
- 6 EV parking spaces
- Solar-ready panels
- PDR-4 zoning
- 29 trailer parking spaces



Design

- ±150,000 SF Available Q2 2027
- ±5,000 SF office
- 32' clear height
- 50' x 56' column spacing
- 40 dock doors
- 2 drive-in doors