



# **Class A Office or Industrial Space for Lease**

**15,000 S.F. to 75,000 S.F.**





# Project Overview

2742 Charles City Road - Building 11	
Availability	Up to 75,000 s.f.
Zoning	M-1
Truck court	130’ loading
Building dimensions	500’ x 150’
Column spacing	50’ x 50’
Ceilings	24’ clear
Lighting	LED
Sprinkler	ESFR, Commodity IV rack storage upto 22’ A.F.F.
Electricity	2500amp 480v
Loading	26 Dock doors; 9’x10’ / 2 Drive-in doors - 12’ x 14’ at end caps

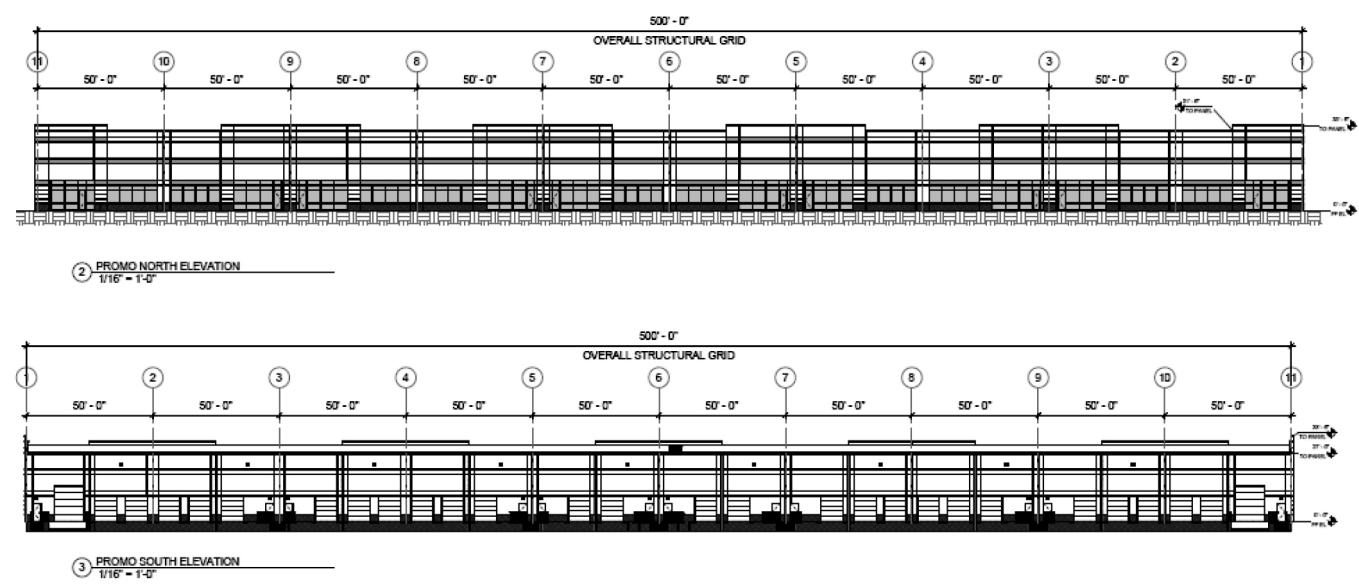
2740 Charles City Road - Building 12	
Availability	Up to 45,000 s.f.
Zoning	M-1
Truck court	120’ - 145’ loading
Building dimensions	360’ x 125’
Column spacing	40’ x 40’
Ceilings	24’ clear
Lighting	LED
Sprinkler	ESFR, Commodity IV rack storage upto 22’ A.F.F.
Electricity	1600amp 480v
Loading	16 Dock doors; 9’x10’ / 1 Drive-in doors - 12’ x 14’ at end caps



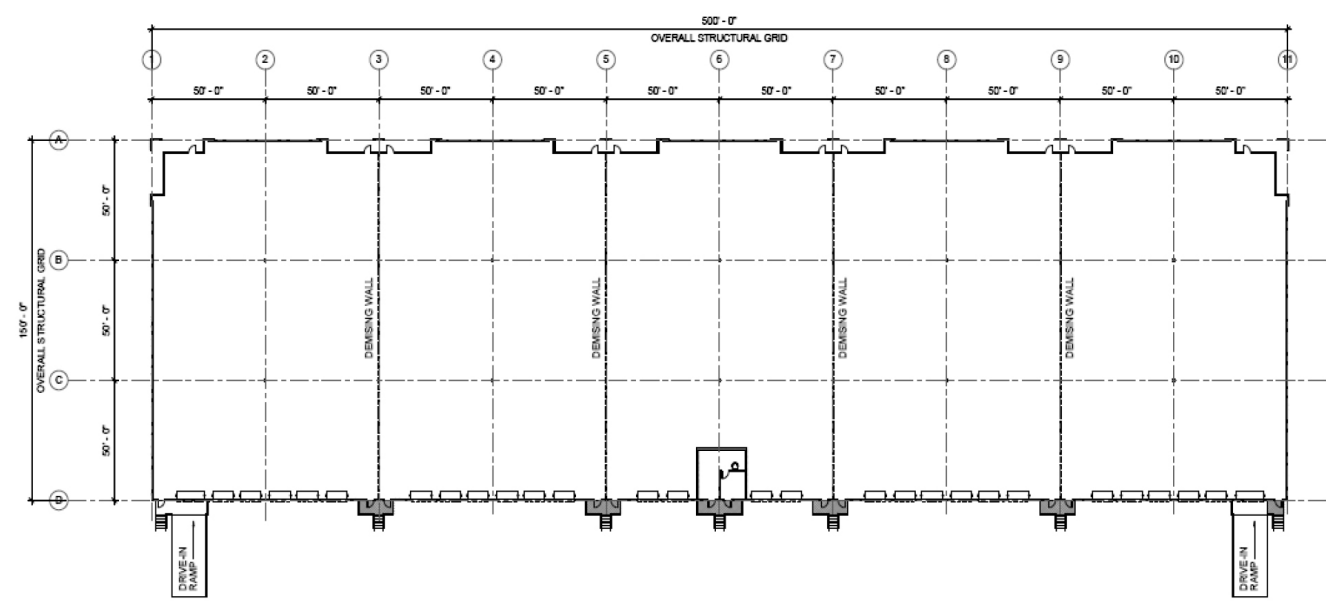


# Building 11

## Elevations

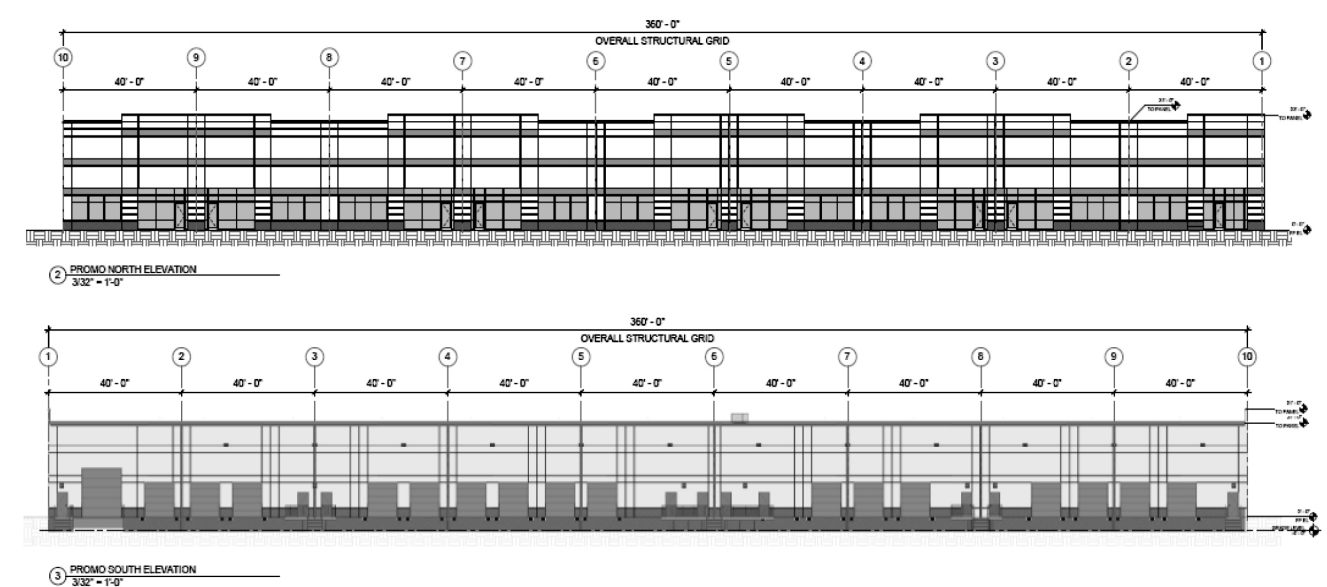


## Floorplan

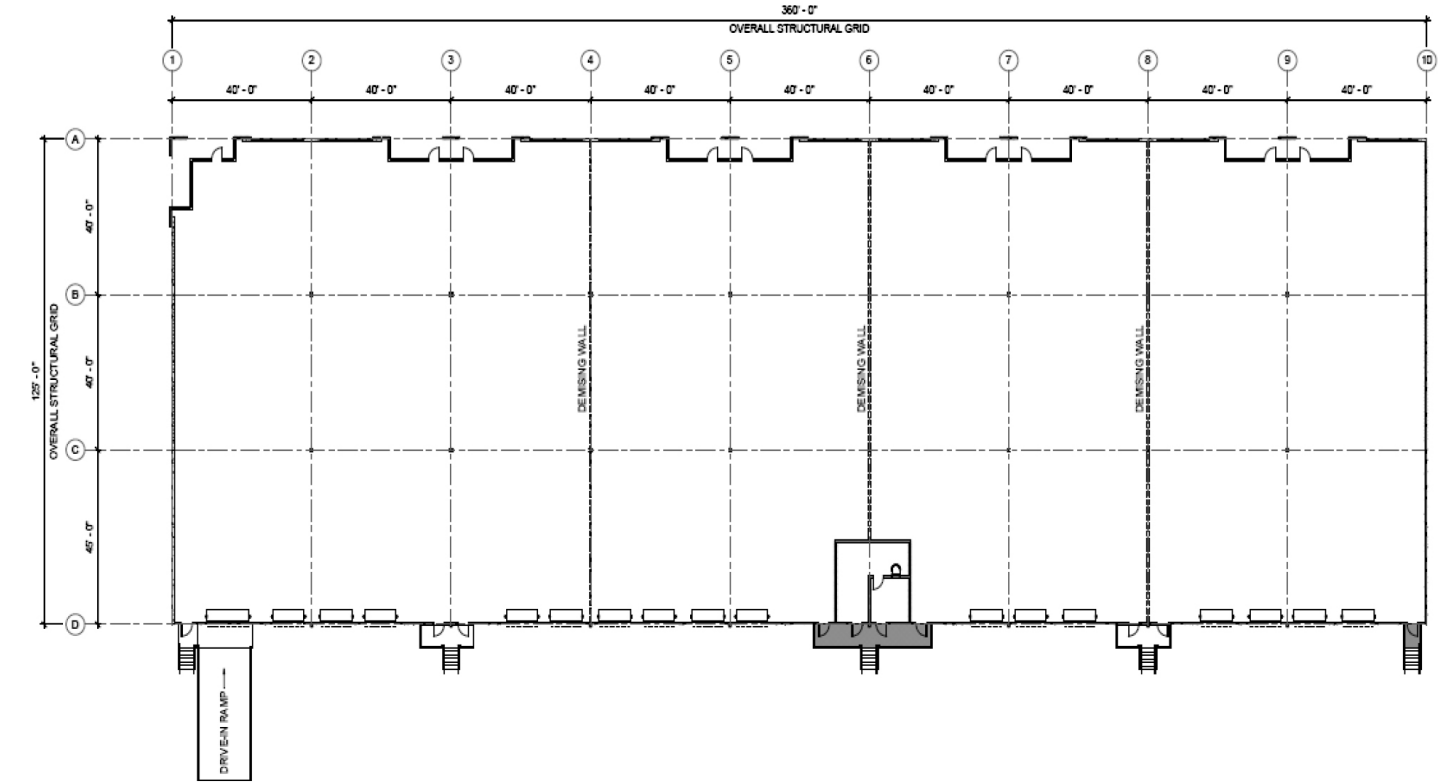


# Building 12

## Elevations

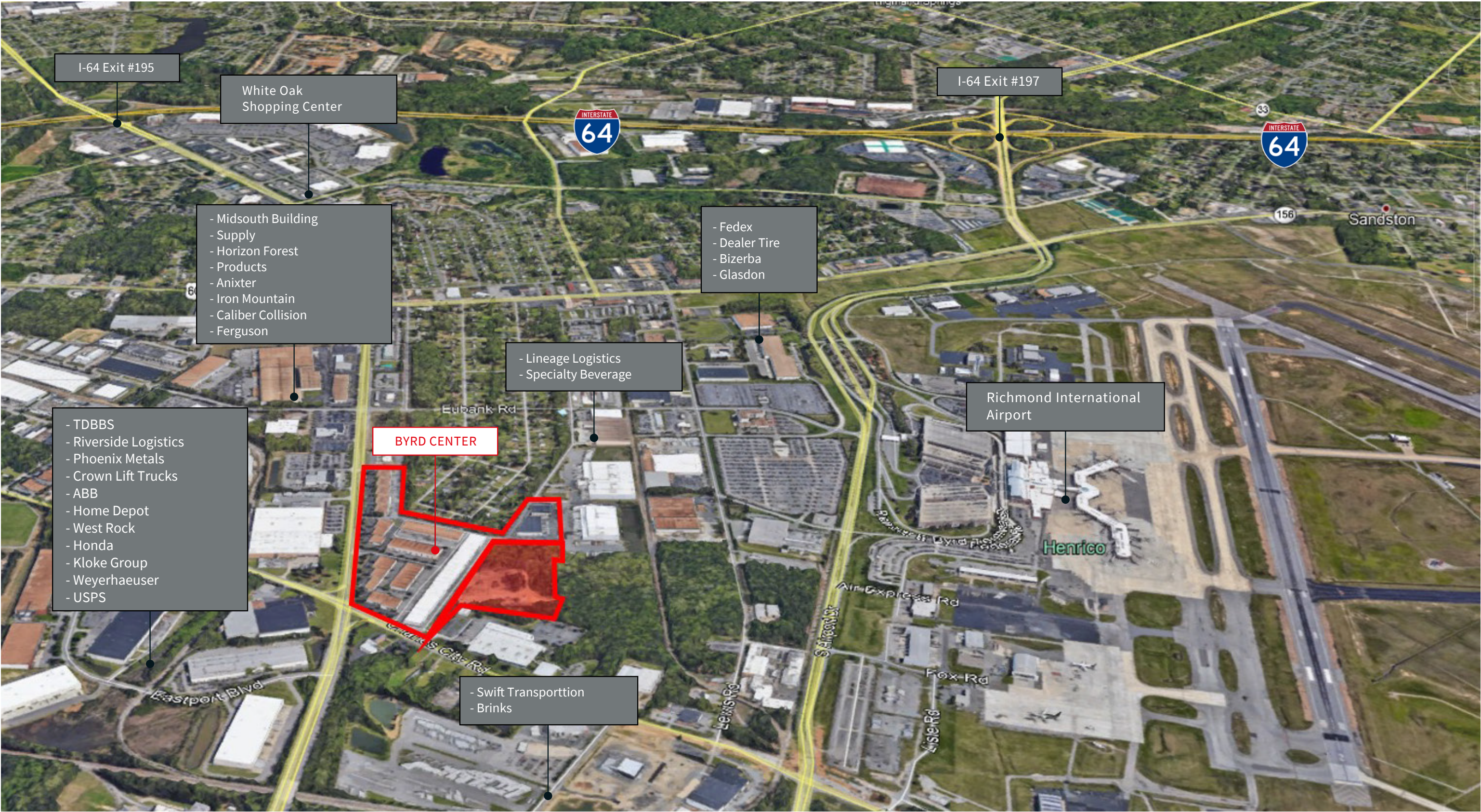


## Floorplan

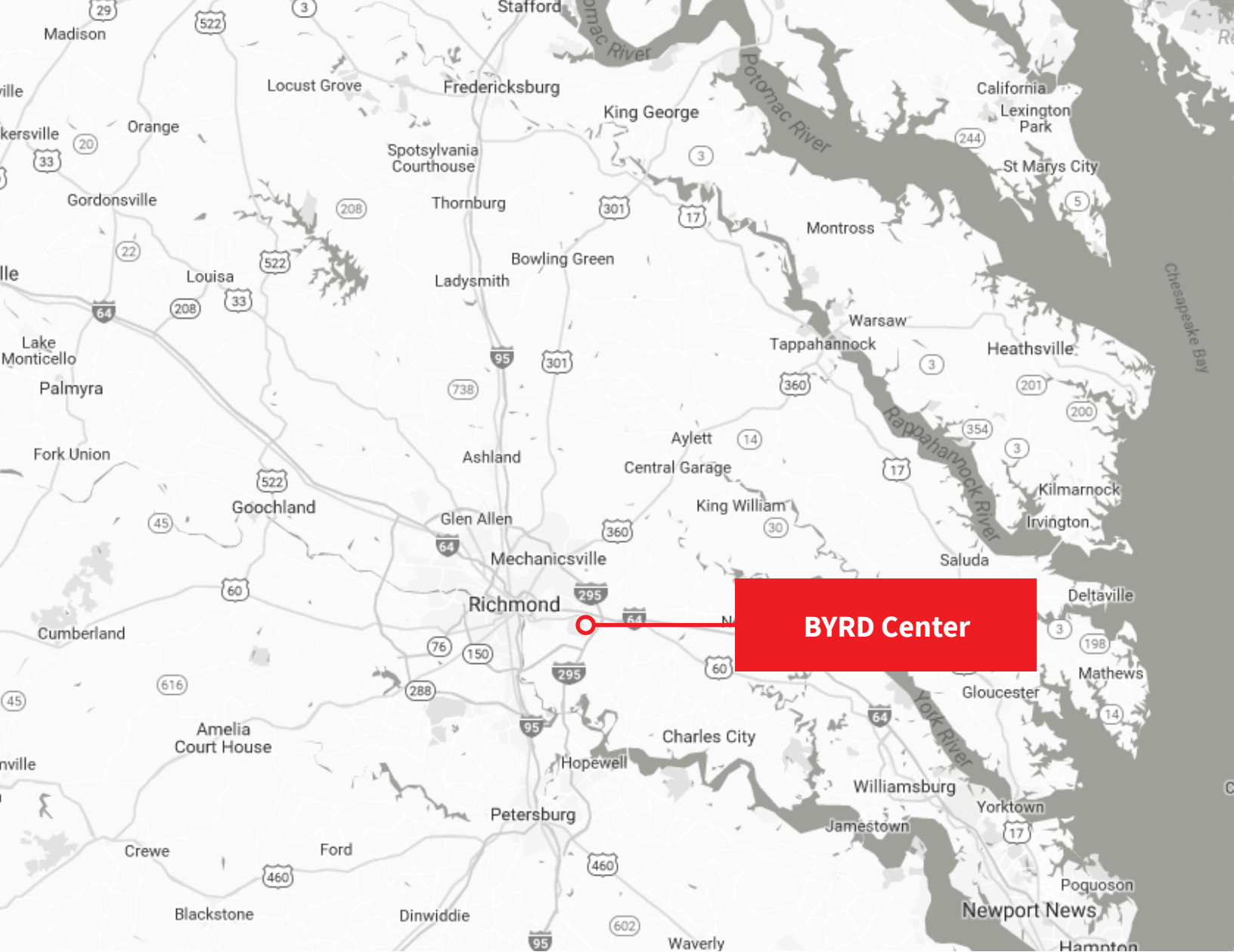




# Aerial Map







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