



PROPERTY HIGHLIGHTS



BUILDING AREA: ±54,088

OFFICE AREA: ±6,635 SF HVAC Office (2-Story)

DH DOORS: 5 Doors (9' x 10')

GL DOORS: 2 Doors (12' x 14')

CLEAR HEIGHT: 32' Minimum

BAY SPACES: 60' x 52' Typical Bay Spacing

SLAB: 8"

CAR PARKING: 63 Parking Spaces

SPRINKLER: ESFR Sprinkler System (K-25)

LOADING AREA: 142' Width with 60' Concrete Truck Apron

LOT SIZE: 2.78 Acres

LIGHTING: LED Warehouse Lighting

POWER: 1200 AMP, 480 Volt-3 Phase

TRUCK COURT: Fully Secured Fenced Truck Court

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