



# For Lease

## 176,000 s.f. industrial building

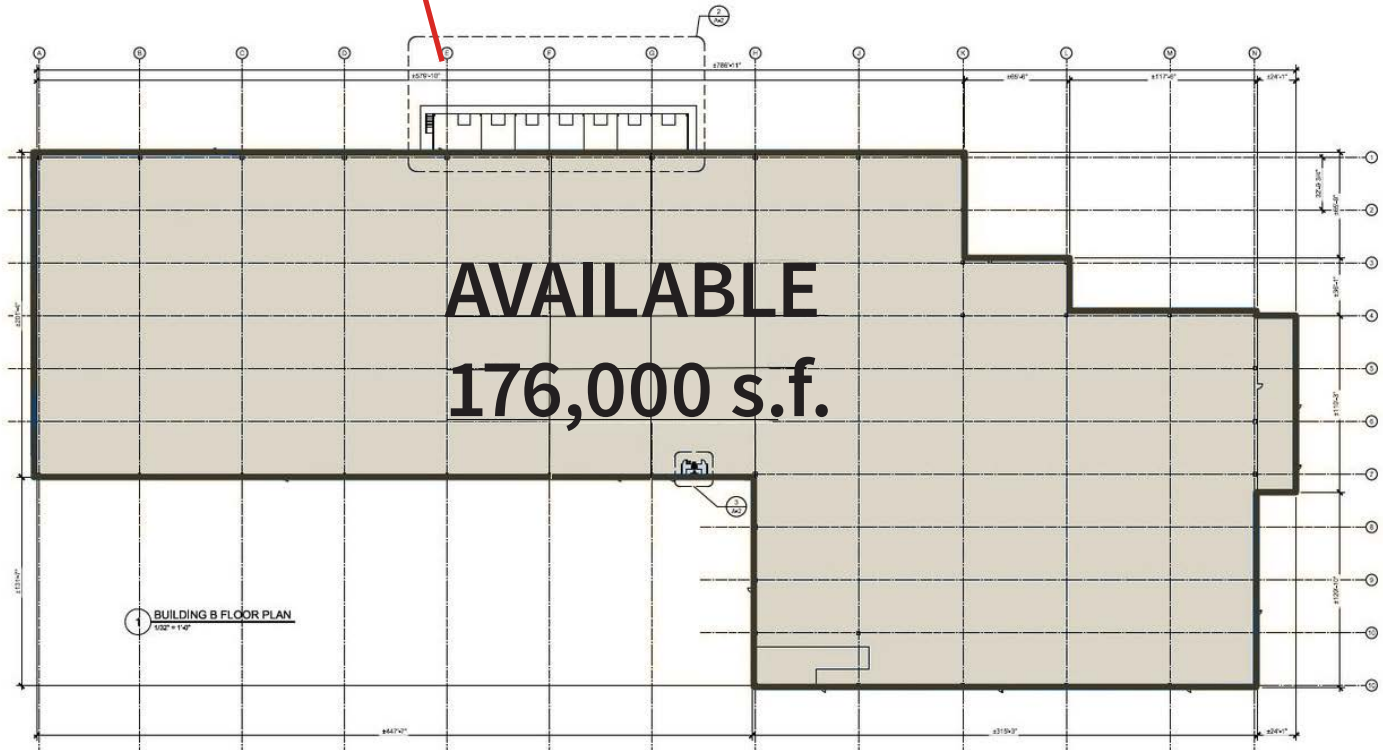
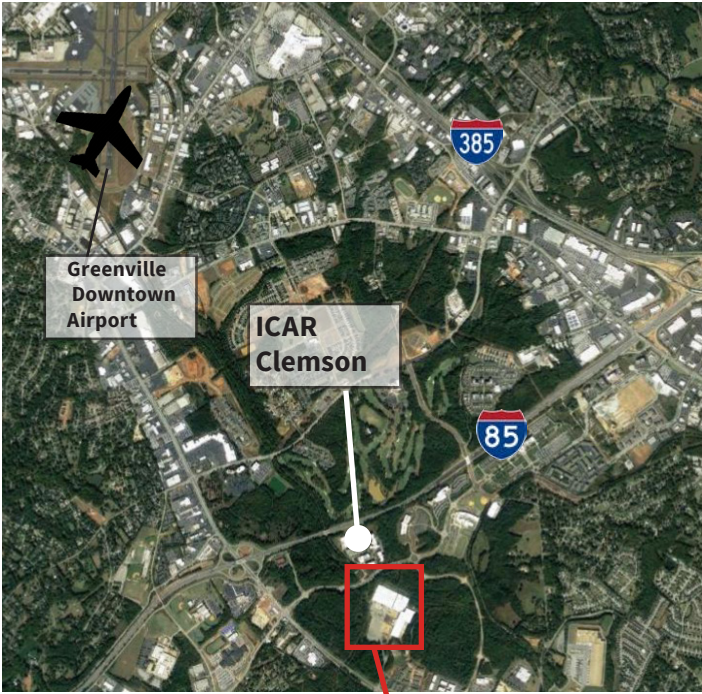
- Total building: ±176,000 s.f.
- Clear height: 22' - 30'
- Dock doors: 6 (10' x 10') w/ pit levelers
- Drive-ins: 3
- Columns: 40' x 60'
- Floor Thickness: 8'
- Sprinkler: ESFR
- Lighting: LED with motion sensors
- Power: 480, 3-phase
- Parking: 450 trailer parking spaces  
100 auto parking spaces
- Property includes 50 acres of land
- Lease rate: \$3.55/s.f. NNN

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