

SITE PLAN



BUILDING SHELL SPECIFICATIONS

BUILDING SIZE	± 225,000 SF
AVAILABLE SPACE	± 25,000 - 225,000 SF
OFFICE FINISH	BTS
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50'
BUILDING DIMENSIONS	250' x 900'
DOCK DOORS	38
DRIVE IN DOORS	2
CAR PARKING	345 Spaces
TRUCK COURT	135'
FIRE PROTECTION	ESFR
FLOORS	7" Non-reinforced concrete
ELECTRICAL	2,000 amp 480v service, upgradable
LIGHTING	LED high-bay fixtures with motion sensors
ROOF	45 mil TPO system with 15 year warranty
CONSTRUCTION	Tilt-up concrete
LEASE RATE	\$5.00 - \$5.75/SF, NNN

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FOR MORE INFORMATION, PLEASE CONTACT

BRIAN BUSH

First Vice President
+1 314 655 6052
brian.bush@cbre.com

STEVE ZUBER, SIOR, CCIM

Principal
+1 618 277 4400
steve@barbermurphy.com



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