



***BUILT
TO
MOVE***

ONE STEELCASE



CLEAR HEIGHT

***20' 40'**

BUILDING 1 BUILDINGS 2 & 3

*Measured to underside of beam

TRAILER PARKING SPOTS

24

BUILDINGS 2 & 3

DOCK DOORS

9' x 10'

BUILDING 1 – FLOOR 1 – 14
 BUILDING 1 – FLOOR 2 – 12
 BUILDING 2 – 29
 BUILDING 3, UNIT 2 – 19

DRIVE-IN DOORS

14' x 16'

BUILDING 1 – 1
 BUILDING 2 – 2
 BUILDING 3, UNIT 2 – 1

BUILDING

| | |
|-----------------|---|
| WAREHOUSE FLOOR | Building 1 – 8" Slab Building 2 – 9.5" Slab Building 3 – 9.5" Slab |
| LIGHTING | LED - Warehouse & Office |
| WATERHOUSE AIR | Roof Mounted Cambridge Makeup Air Units with Destratification Fans |
| OFFICE AIR | Rooftop HVAC |
| POWER | Building 1 – 2000KVA 2500A Building 2 – 1000KVA 1200A Building 3 – 1000KVA 1600A |
| SPRINKLER | Building 1 – CMDA Building 2 & 3 – ESFR |
| BAY SIZE | Building 1 – Second floor 64' x 32' Typical – Ground floor 32' x 32' Building 2 – 56' x 41' Building 3 – 56' x 44' |
| STAGING BAY | Building 1 – Second floor 67' – Ground floor N/A Building 2 & 3 – 60' |

DOCK PACKAGE

| | |
|------------------|-----------|
| LEVELER TYPE | Hydraulic |
| LEVELER CAPACITY | 40,000 |
| BUMPERS & SEALS | Yes |

EXTERIOR

| | |
|-------------------------|------------------------|
| TRUCK COURT (140' DEEP) | Heavy Duty Asphalt |
| SHIPPING APRON | 7" Reinforced Concrete |
| PARKING RATIO | 0.76/1,000 SF |
| EV PARKING | Available |

BUILDINGS 2 & 3

Targeting LEED® Certification and "Solar-Ready"

Disclaimer: All specifications and depictions contained herein, including the site plan layout, are based on preliminary plans, are subject to change and do not constitute a representation, warranty or covenant of any kind by Landlord/Owner.

