



BUILDING 3

± 130,760 SF FOR LEASE



PARK HIGHLIGHTS

- PRIME AREA FOR INDUSTRIAL & RESIDENTIAL GROWTH
- 142-ACRES TOTAL
- ALL CITY UTILITIES SERVE PARK
- ZONED CORPORATE CAMPUS PUD
- 30,021 CARS PER DAY ON STATE ROAD 37
- 13 MINUTES TO I-465



AVAILABLE
±130,760K SF



SITE AREA
±9.59 ACRES



DIVISIBLE TO
±21,000 SF

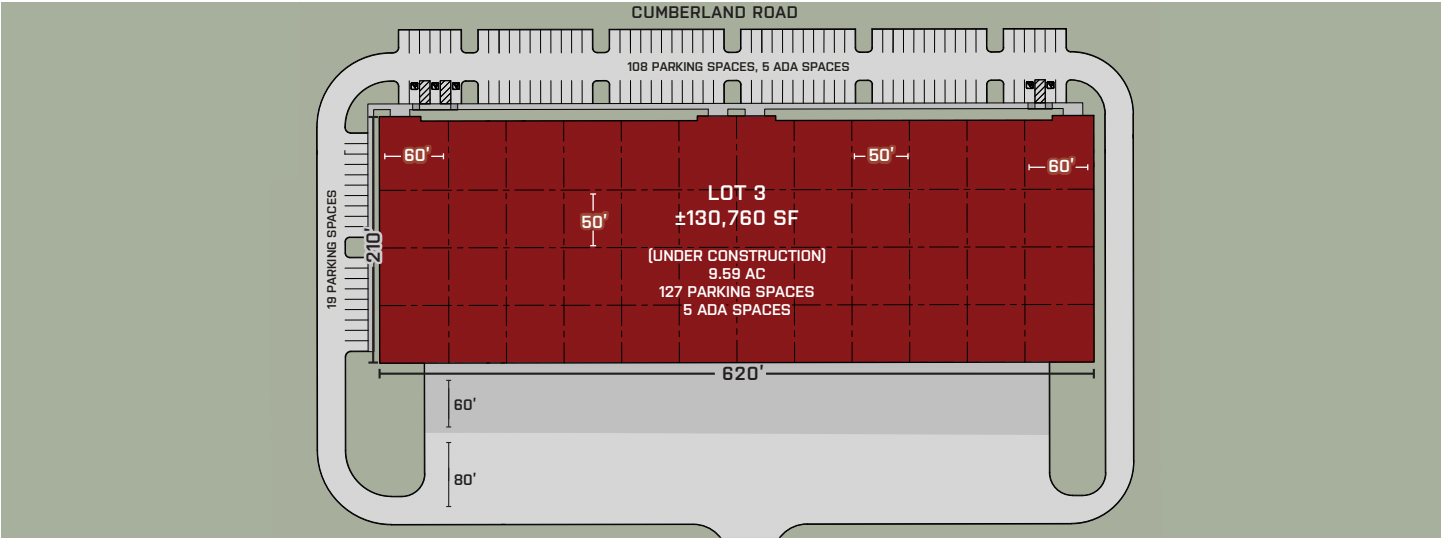
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BUILDING 3



BUILDING SPECS



AVAILABLE
EARLY Q3 2023



LOADING
±8 (9' X 10') 40,000 LB
LEVELERS,
EXPANDABLE TO 23



DRIVE INS
4 (12' X 14')



CLEAR HEIGHT
28'



POWER
1,600 AMPS



BAY SIZE
50' X 50'



CAR PARKING
±127



TRAILER PARKING
IN TRUCK BAYS



TRUCK COURT
140' WITH 60'
CONCRETE



DIMENSIONS
620' X 210'



SPRINKLER
ESFR



FLOOR
4,000 PSI 7"
UNREINFORCED



ROOF
TPO WITH
R-VALUE OF 20

