



## SPACE FOR LEASE

### ±140,000 SF Available

Class A Modern Bulk Distribution Facility

#### HIGHLIGHTS:

- Building Size: ±140,000 SF (200' x 700')
- ±11.75 Acres
- Dock-High Doors: 16 (9' x 12')

#### ACCESS

- ±11.75 Acres
- Accommodates 40,000 - 450,000 SF Facilities
- Located at I-26 and I-85 Corridors
- Access to Multiple Interchanges
- Within 13 miles of Inland Port and BMW Assembly Plant



#### LEASING BY:



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**BUILDING HIGHLIGHTS**

**TOTAL BUILDING SIZE:**  
±140,000 SF (200' x 700')

**AVAILABLE SPACE:**  
Up to ±140,000 SF (200' x 700')

**ACRES:**  
±11.75

**OFFICE:**  
±5,000 SF

**COLUMN SPACING:**  
50' x 50'

**SPEED BAY:**  
60'

**CLEAR HEIGHT:**  
32'

**DOCK-HIGH DOORS:**  
16 (9' x 12')

**DRIVE-IN DOORS:**  
2 (12' x 14')

**CAR PARKING:**  
82

**TRUCK COURT:**  
130'

**SPRINKLERS:**  
ESFR

**ELECTRICAL:**  
1000A, 277/480 volt, 3-phase

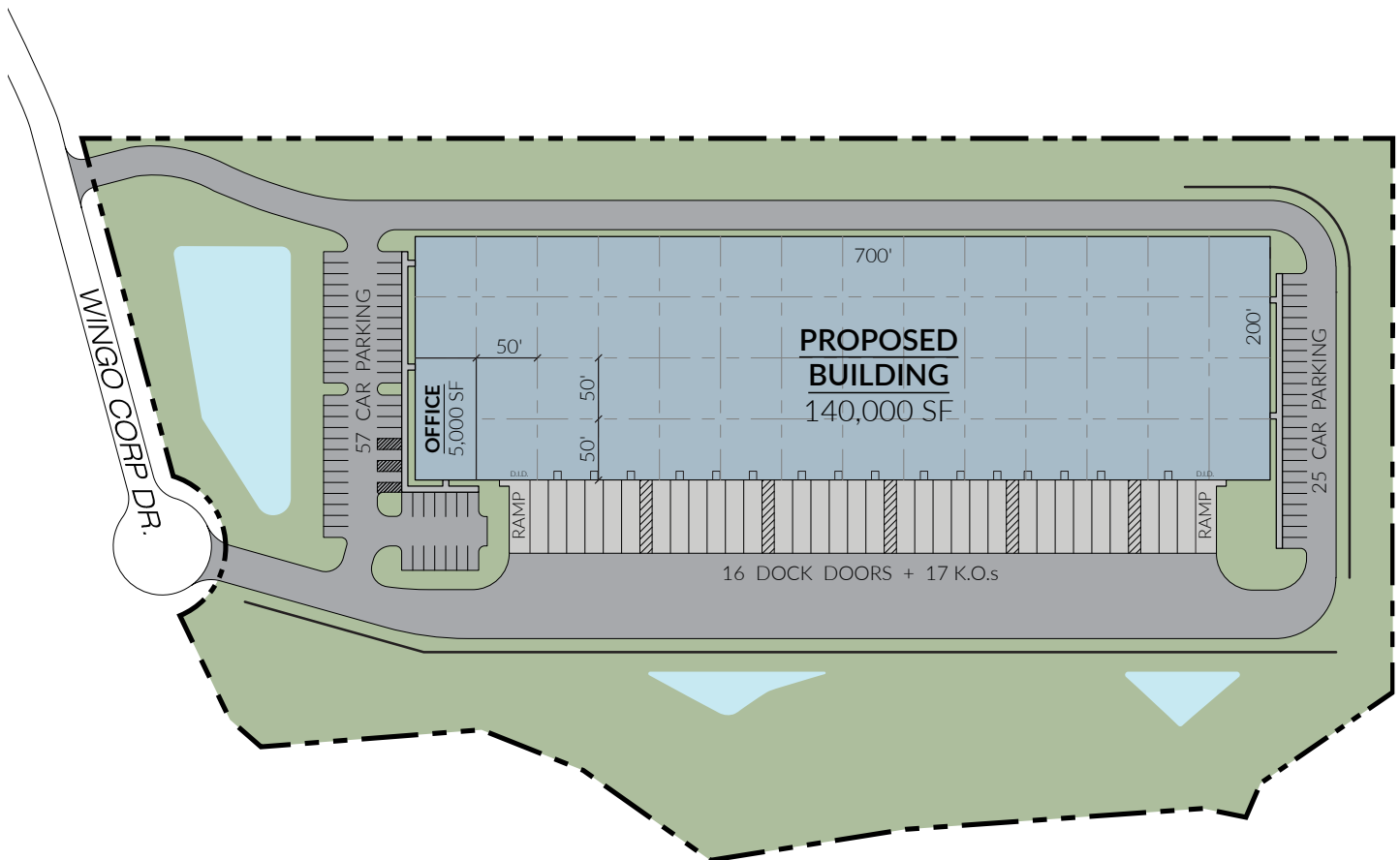
**ROOF:**  
.45 mil TPO Membrane

**FLOOR:**  
7" Unreinforced Slab

**LEASE RATE:**  
\$4.50 PSF



**SITE PLAN** 



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