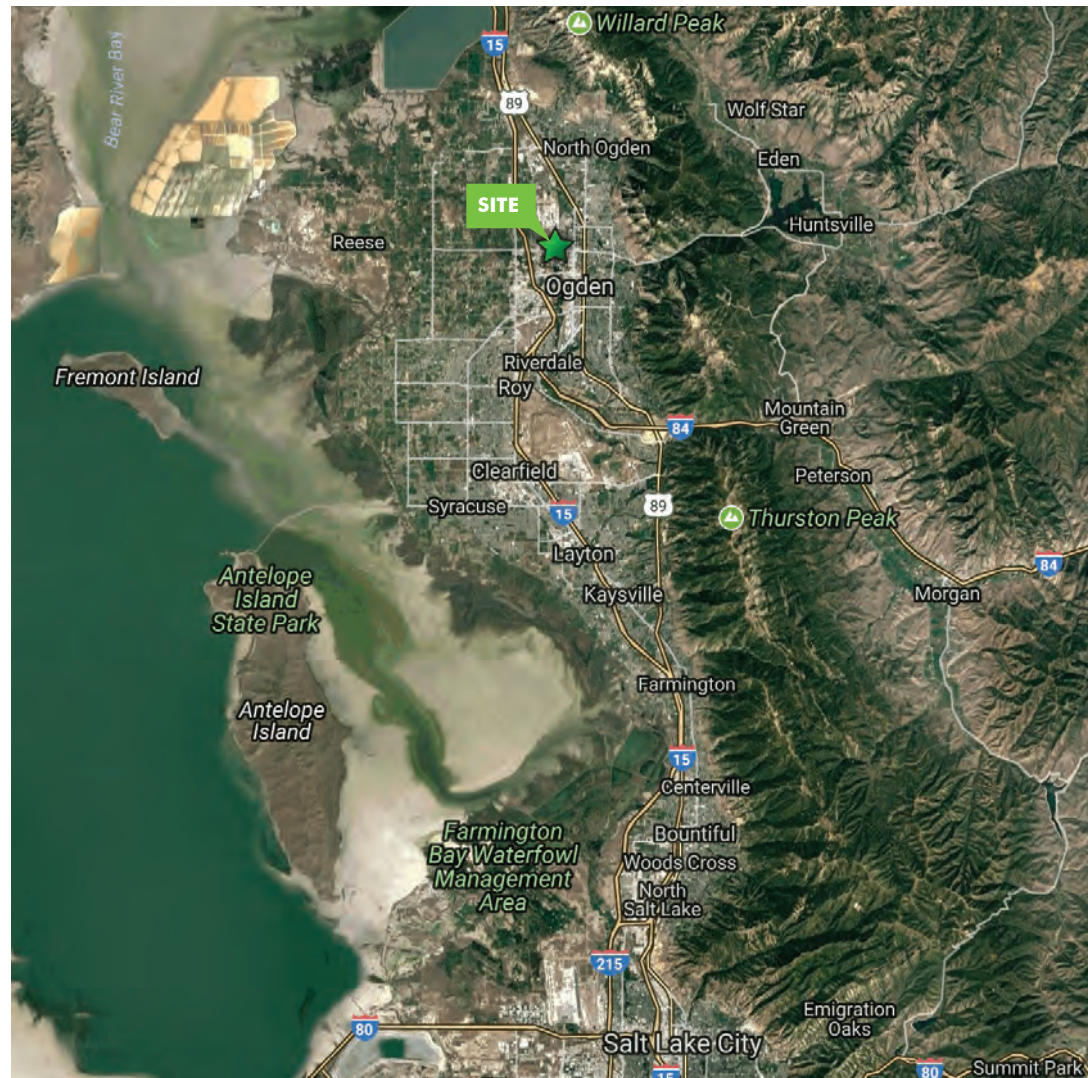


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**PROPERTY FEATURES**

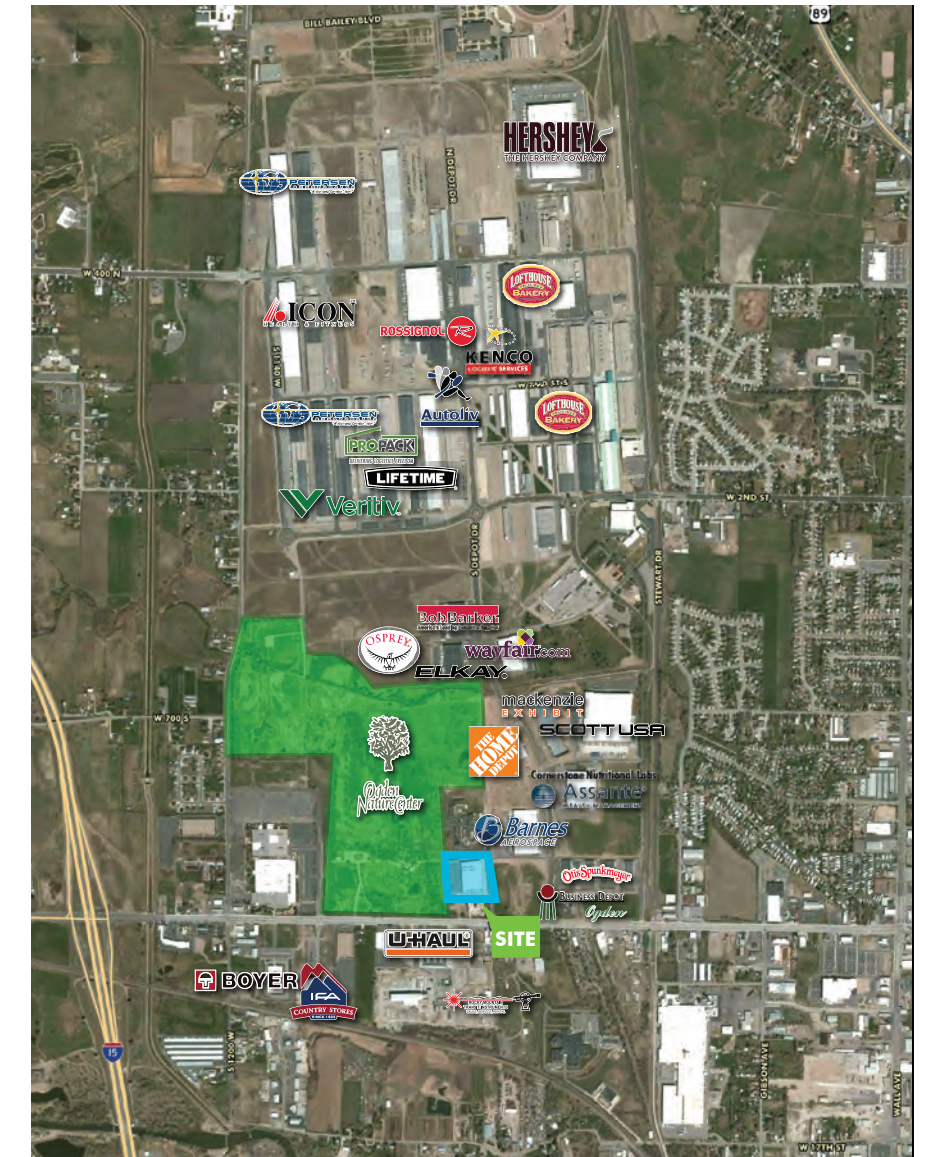
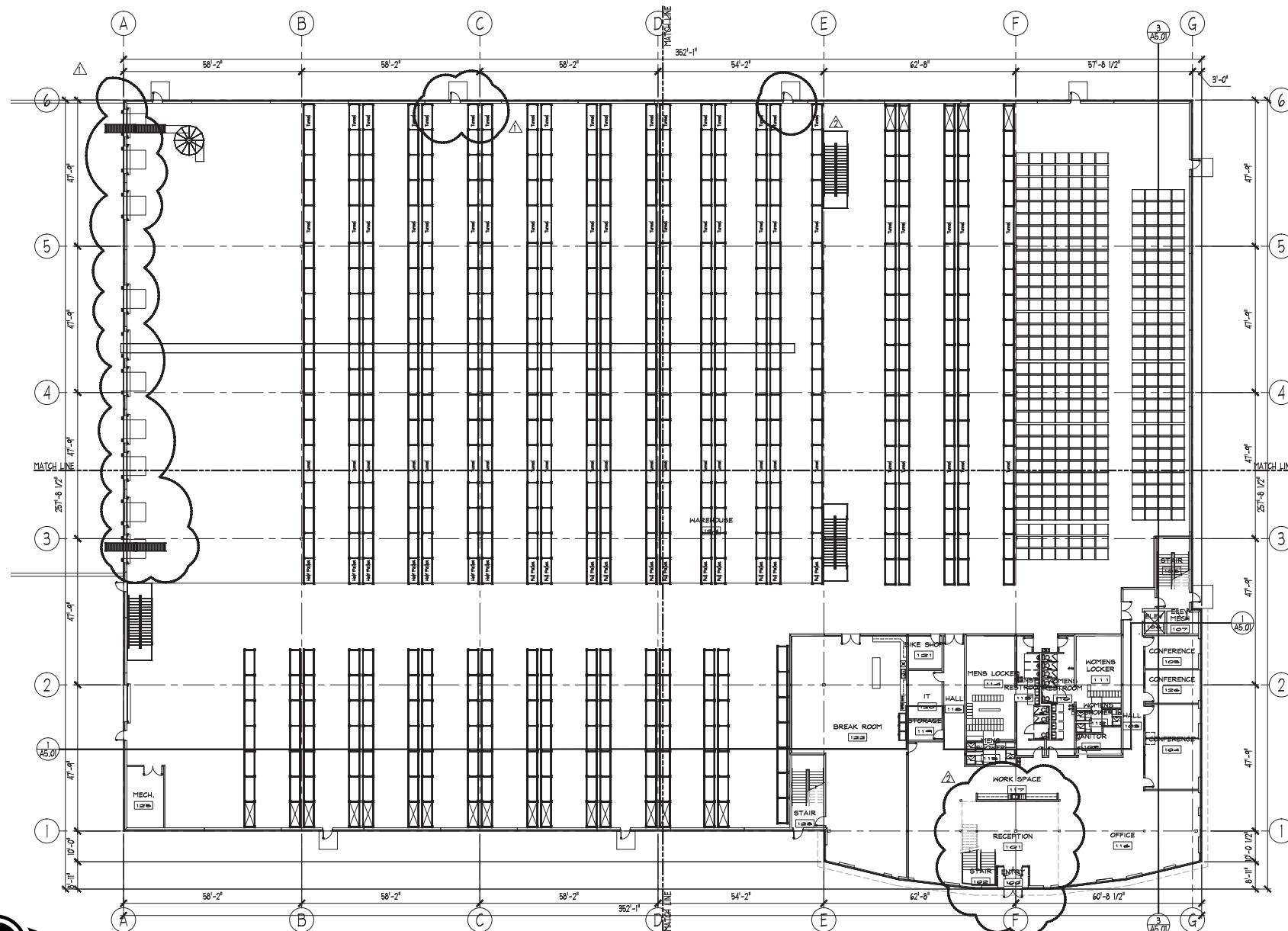
- + Total Size: 95,428 sq. ft.
- + Warehouse: 74,372 sq. ft.
- + Office: 21,056 sq. ft. total
  - First Floor: 11,156 sq. ft.
  - Second Floor: 9,900 sq. ft.
- + Mezzanine: 8,949 sq. ft. (not included in total size)
- + Lot Size: 8.04 acres
- + Building Dimensions: 238.75' x 349.06'
- + Clear Height: 26' - 32'
- + Column Spacing:
  - East to west: 47'9"
  - North to south: 54'2" to 62'8"
- + Loading:
  - Dock High Doors: 10 (9 with full dock packages, levelers, & trailer brakes)
  - Ground Level Door: 1
- + Power: 600 amp, 480/277 volt
- + Fire Suppression: ESFR
- + Warehouse Lighting: T-5 & T-8 (controlled by motion sensors & dimming controls)
- + LEED Certification: Gold
- + Parking: 96 stalls
- + Year Built: 2010
- + Excess land for building expansion, parking, or outside storage

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