




AVERA

 **CUSHMAN &
WAKEFIELD**

FOR LEASE | UP TO ±484,424 SF CROSS DOCK

KILGORE GRAND PARKWAY

DIRECT FRONTAGE ON GRAND PARKWAY



BUILDING HIGHLIGHTS



BUILDING SIZE:
484,424 SF CROSS DOCK



BUILD TO SUIT OFFICE



AMPLE CAR PARKING



TRAILER SPACES: 109



TRUCK COURTS: 185'



CLEAR HEIGHT: 40' CLEAR



DOCK HIGH DOORS: 107, 9'X 10'



SPEC OFFICE PLAN 4800 SF



4 12'X 14' OVERHEAD DOORS



56'0" X 48'4" TYPICAL BAYS



60' SPEED BAYS



ROOF: 60 MIL TPO ROOF



FLOOR SLAB: 8" SLAB THICKNESS



FIRE SPRINKLER SYSTEM: ESFR

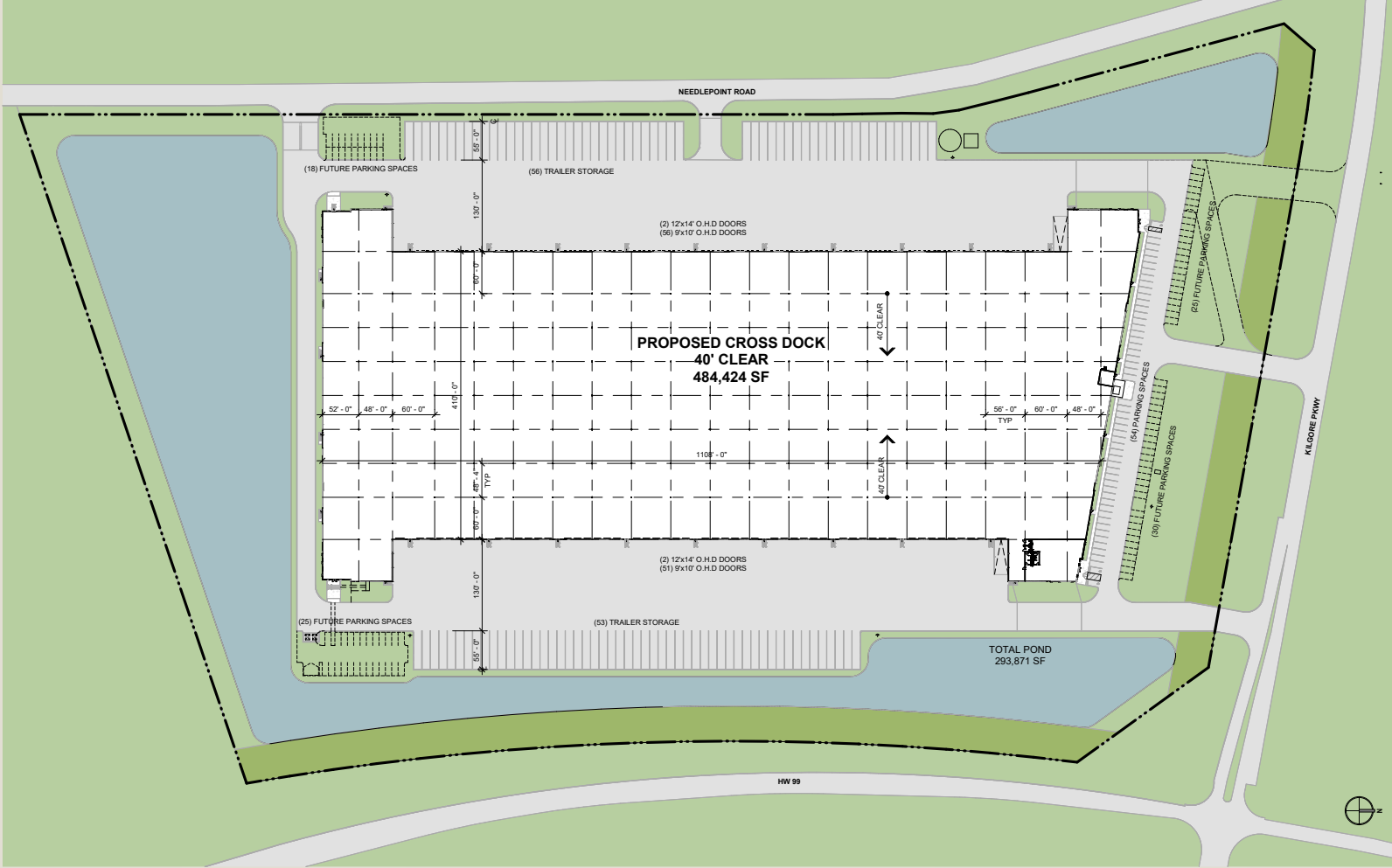


ELECTRICAL: 3 PHASE/ 480 VOLTS/ 3000 AMPS

MASTER SITE PLAN



MASTER SITE PLAN

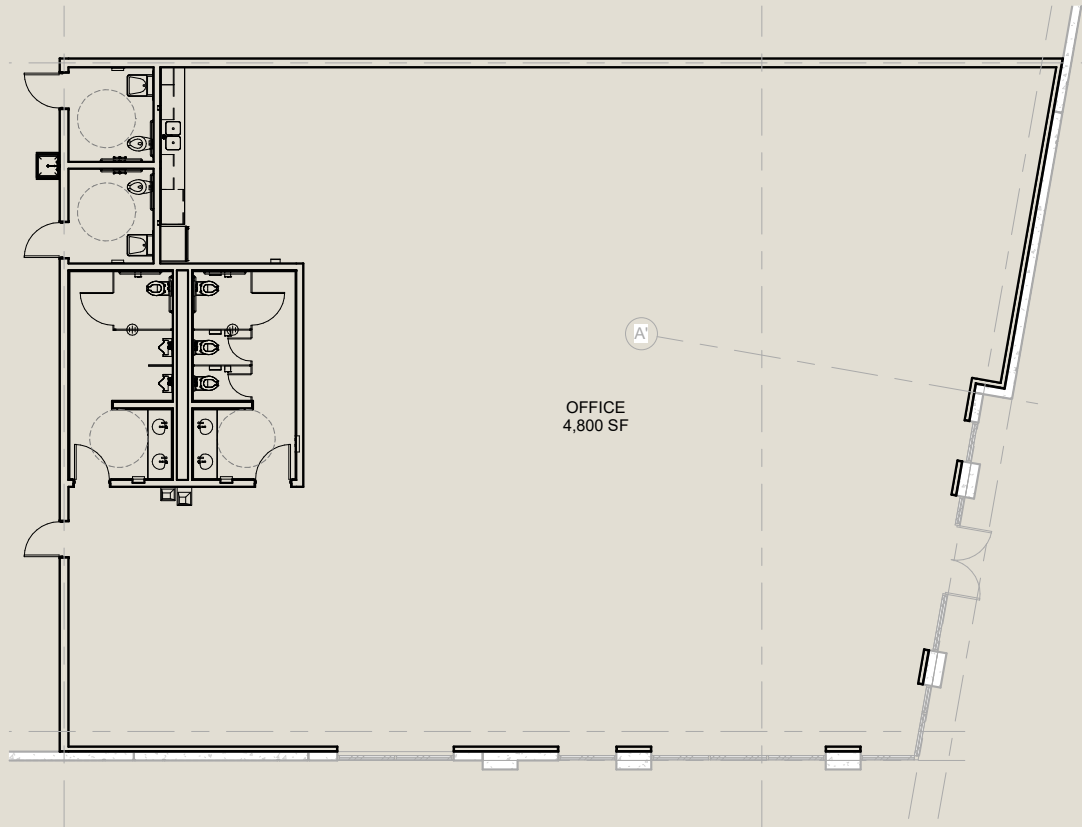




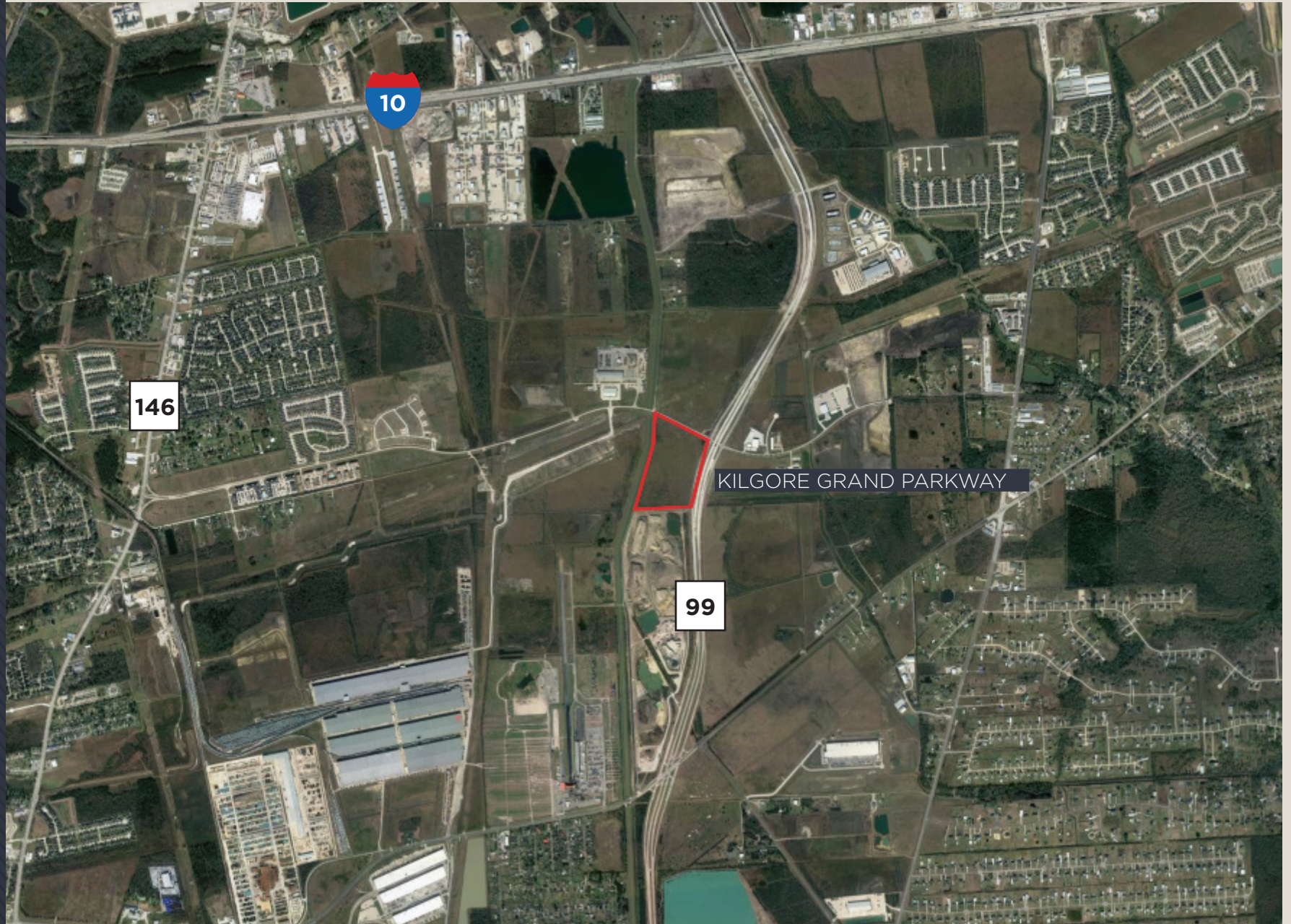
SPEC OFFICE PLAN

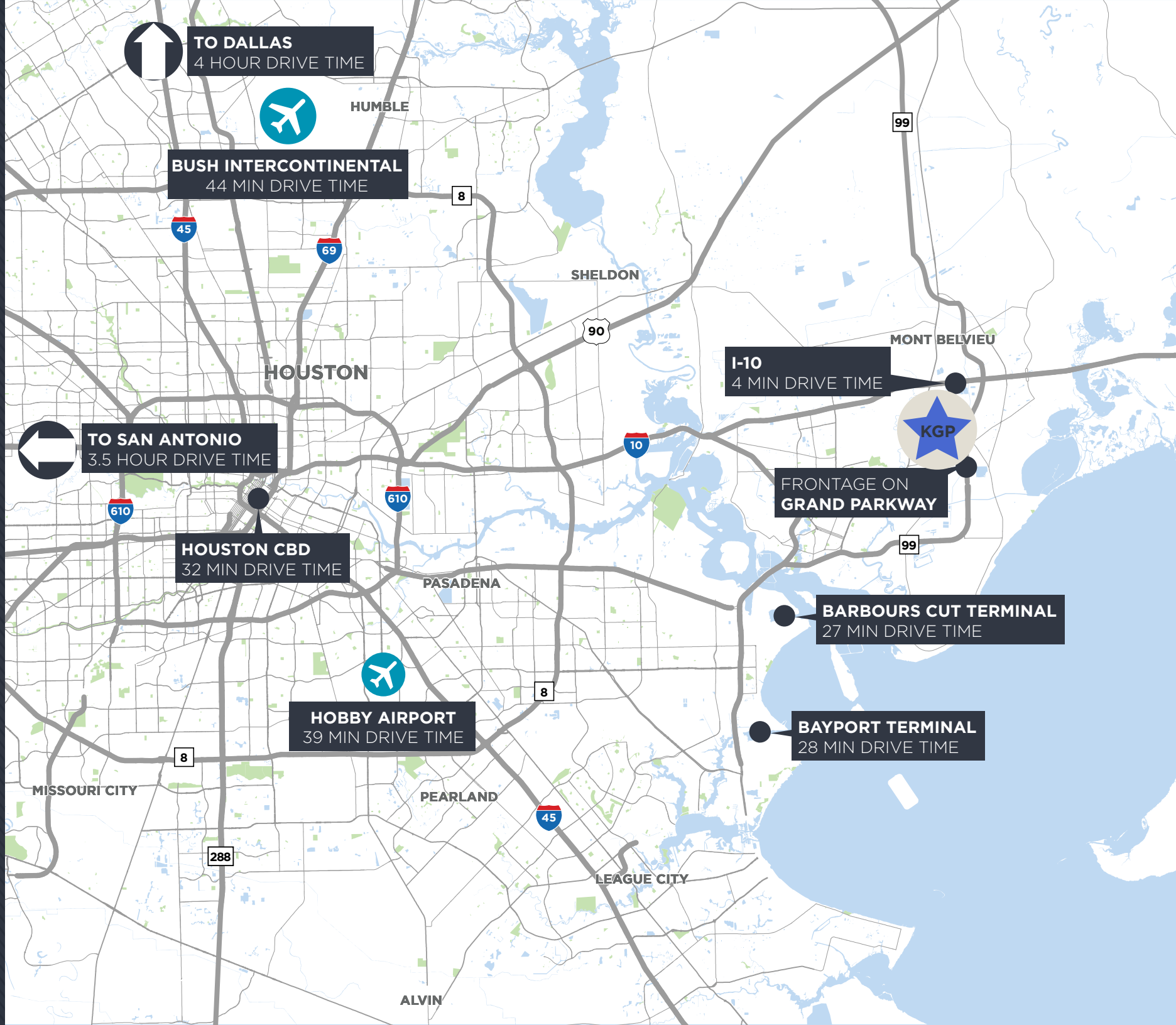
SPEC OFFICE PLAN

4,800 SF Spec Office Available (located in NE corner)

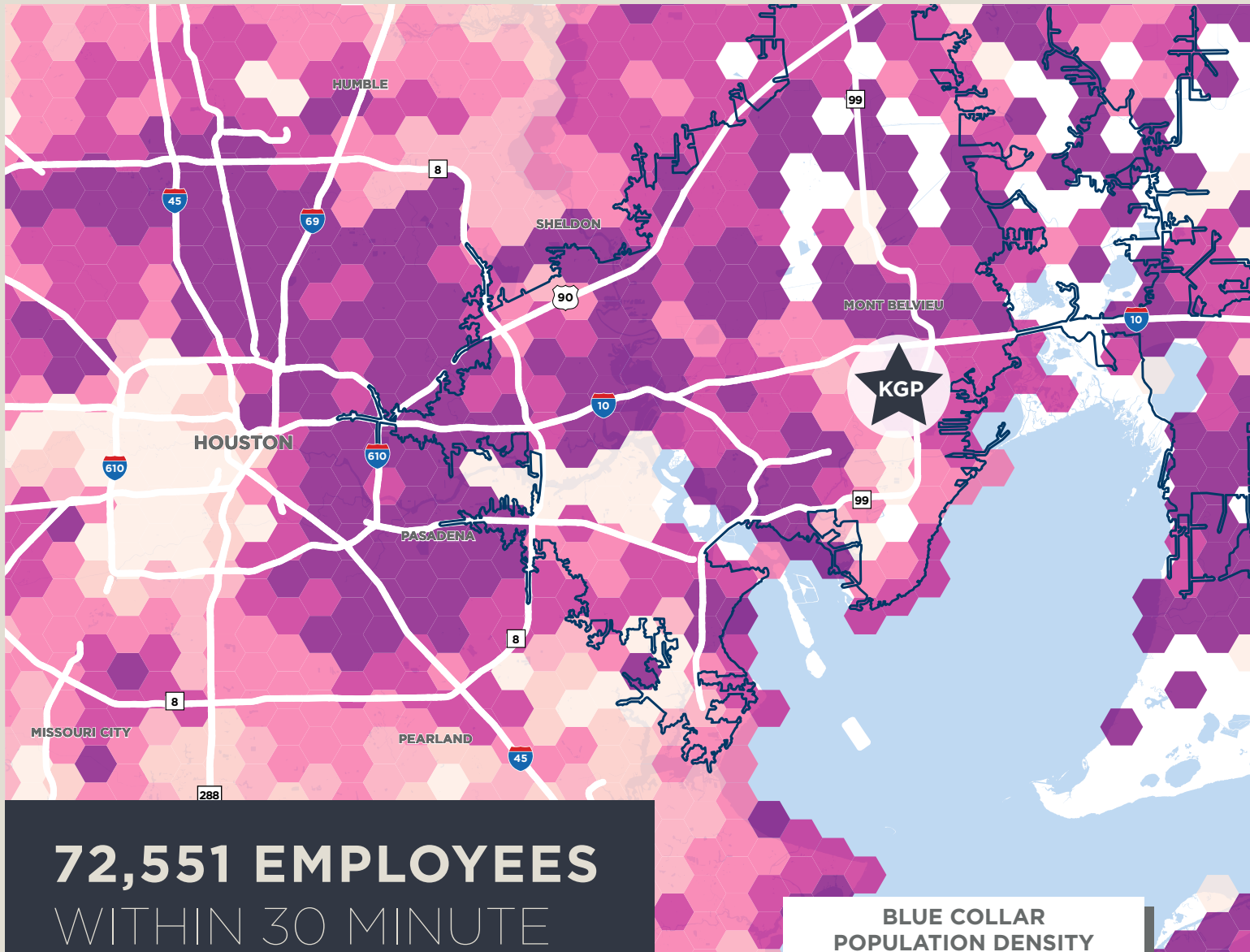


AERIAL MAP

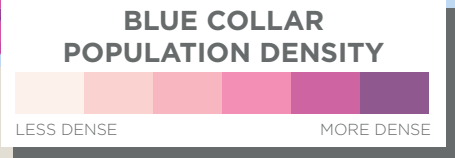




LABOR HEAT MAP



72,551 EMPLOYEES
WITHIN 30 MINUTE
COMMUTE





KILGORE GRAND PARKWAY

FOR MORE INFORMATION, PLEASE CONTACT:

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