





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



4 12'X 14' OVERHEAD DOORS



BUILD TO SUIT OFFICE



56'0" X 48'4" TYPICAL BAYS



AMPLE CAR PARKING



60' SPEED BAYS



TRAILER SPACES: 109



ROOF: 60 MIL TPO ROOF



TRUCK COURTS: 185'



FLOOR SLAB: 8" SLAB THICKNESS



CLEAR HEIGHT: 40' CLEAR



FIRE SPRINKLER SYSTEM: ESFR



DOCK HIGH DOORS: 107, 9'X 10'



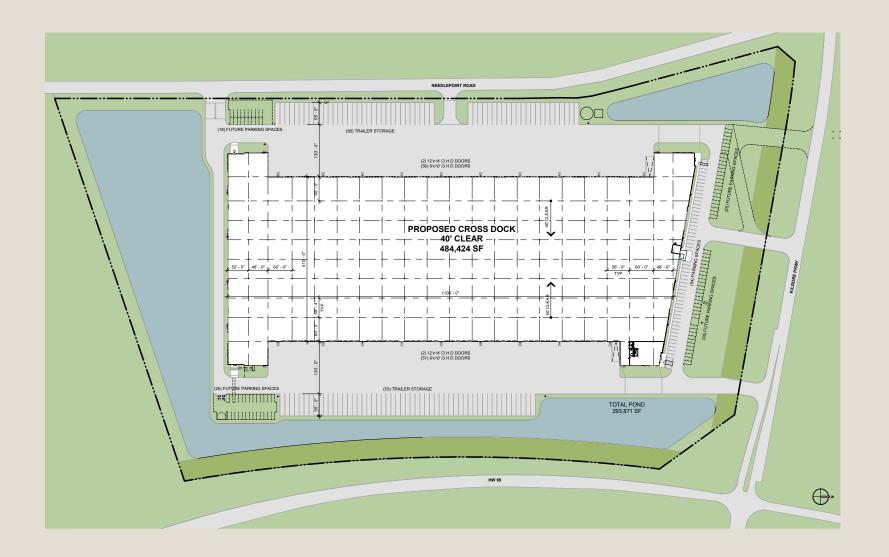
ELECTRICAL: 3 PHASE/ 480 VOLTS/ 3000 AMPS



SPEC OFFICE PLAN 4800 SF

## MASTER SITE PLAN

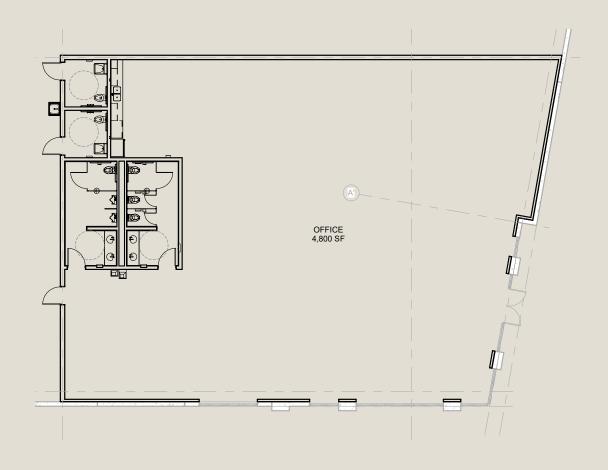




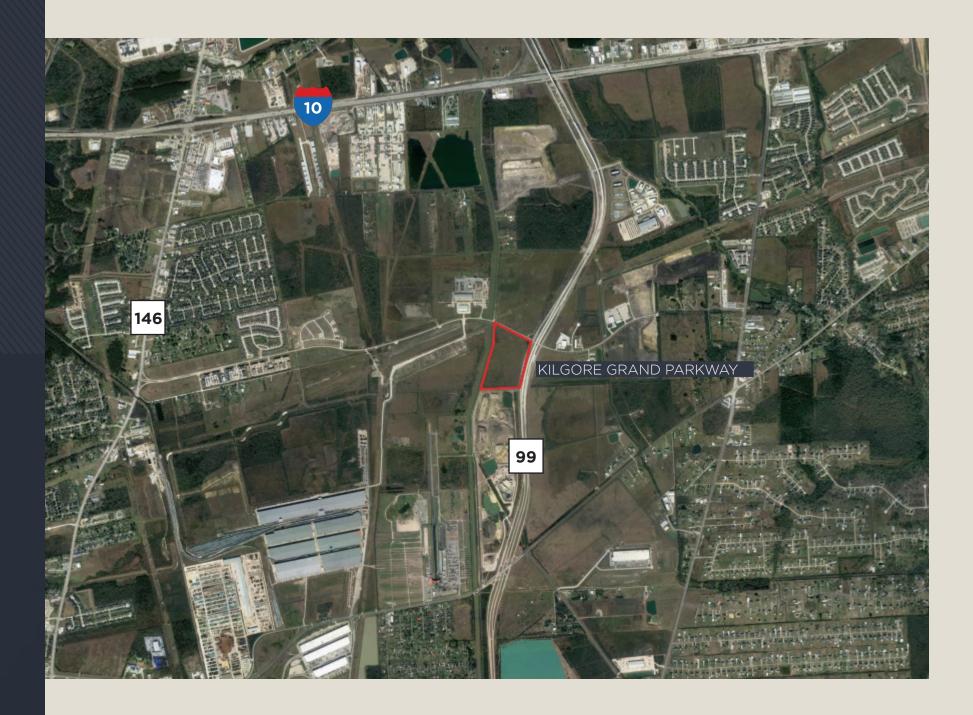


## SPEC OFFICE PLAN

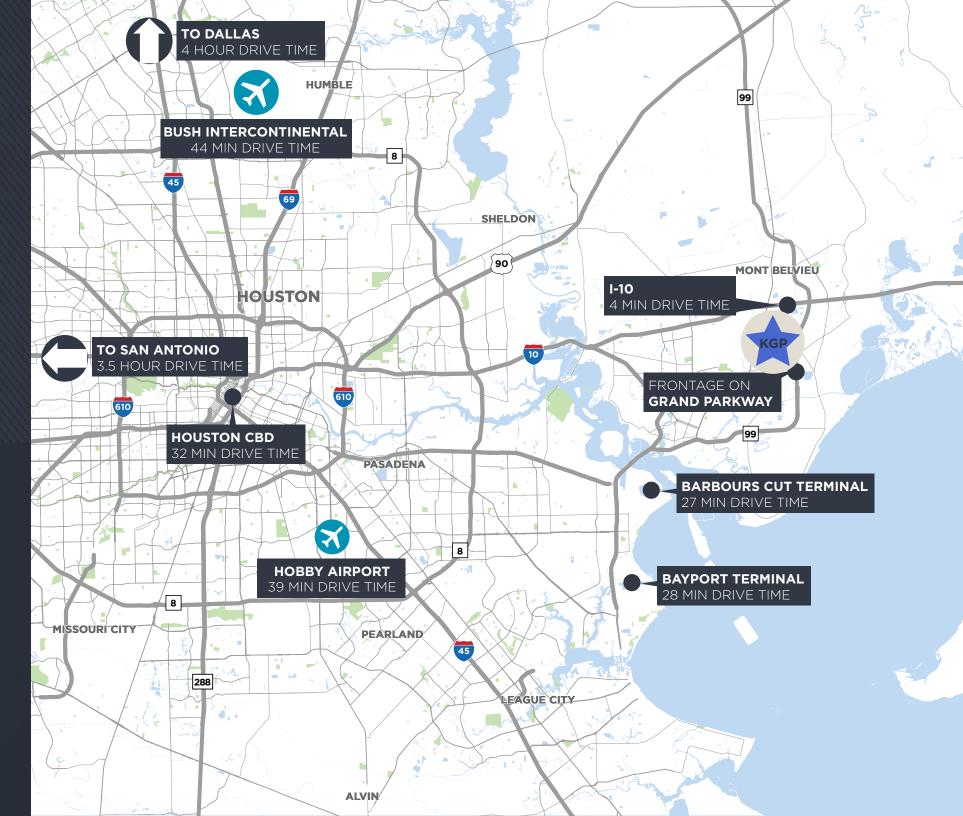
4,800 SF Spec Office Available (located in NE corner)



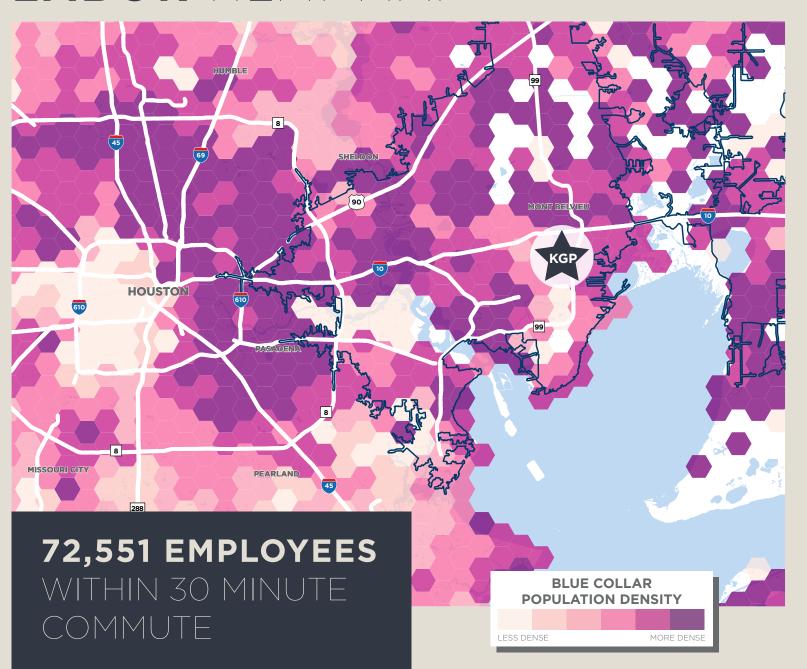
## AERIAL MAP







## LABOR HEAT MAP





## KILGORE GRAND PARKWAY

#### FOR MORE INFORMATION, PLEASE CONTACT:

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