

## 96,480 SF CLASS A DISTRIBUTION FACILITY

## **Property Highlights**

**Total Building Area:** 260,160 SF

Total Available Area: 96,480 SF

Office Area: ±3,345 SF

Clear Height: 28'

Loading: 12 Docks

1 Drive-In

Column Spacing:  $42' \times 40'$ 

Fire Suppression: ESFR

Roof: New in 2022 with 20 Year Warranty

HVAC: 100% Climate Controlled

Electrical: 800 amps 277/480V 3-Phase

Lease Rate: \$5.45/SF NNN



MATT EASTIN, SIOR, CCIM +1 314 746 0350

matt.eastin@cushwake.com

ED LAMPITT, SIOR, CCIM

+1 314 746 0383

ed.lampitt@cushwake.com

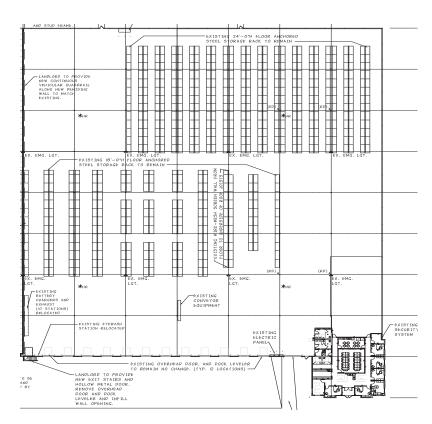




## **AERIAL**



## **FLOOR PLAN**



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