

A PREMIER OPPORTUNITY

IN LAKEVILLE

PHASE I SPECS

SITE AREA:

15,97 acres

BUILDING AREA.

189,678 GSF

DIVISIBLE:

21,000 SF

BUILDING DEPTH:

210'

AUTO PARKING:

226 stalls

DOCK DOORS:

20 doors

DRIVE-IN DOORS:

5 doors

CLEAR HEIGHT:

COLUMN SPACING.

50 x 50

SPEED BAY:

60'

FIRE PROTECTION:

ESFR

TRAILER PARKING:

46 stalls

PHASE II SPECS -BUILT TO SUIT

SITE AREA:

14.9 acres

BUILDING AREA:

170.000 GSF

DIVISIBLE:

40,000 SF

RATES

NEGOTIABLE

EST TAX/CAM

2024 TBD

2025 TBD

2026 TBD



PHASE I

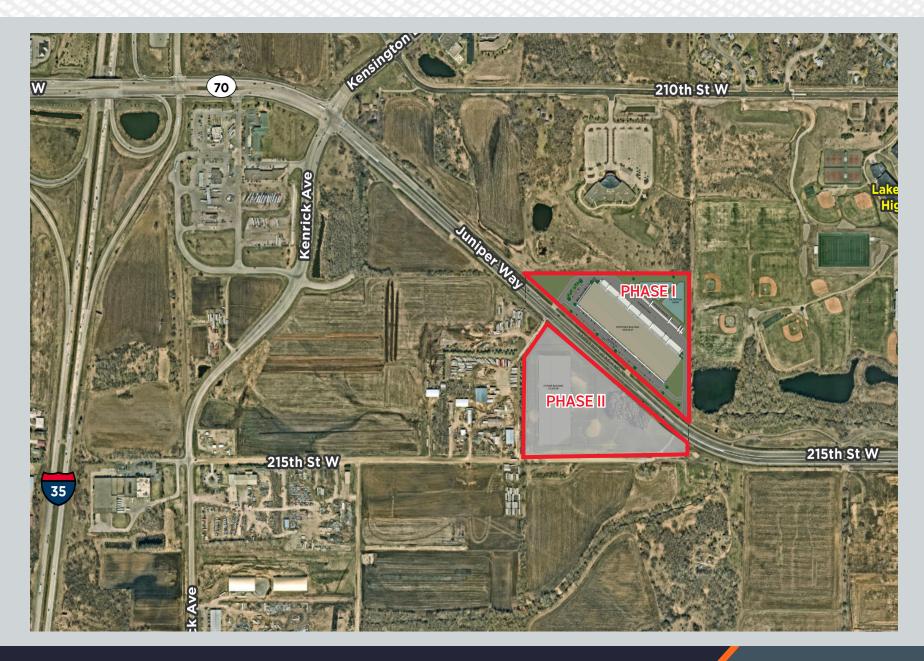
SHELL DESCRIPTION

BUILDING AREA:	189,678 GSF	GI
DIVISIBLE:	21,000 SF	DO
SITE ACREAGE:	15.97 Acres	DI
BUILDING DIMENSIONS:	900 x 210	FL
SPEED BAY:	60'	W
COLUMN SPACING:	50 x 50	
CLEAR HEIGHT:	32'	ZC
TRUCK COURT:	46 stalls	A
AUTO PARKING:	226 stalls	FI
TRAILER PARKING:	46 stalls	PI
FOUNDATIONS:	Concrete reinforced strip footings	
SLAB ON GRADE:	7" thick unreinforced concrete	н
EXTERIOR WALLS:	Precast concrete wall panels	El
EXTENSION WILES.	30" & 32" K-series steel bar joists on	W
STRUCTURAL STEEL:	WF beams	01
STRUCTURAL ROOF:	1 1/2" x 20 Ga. metal roof deck	М
ROOFING:	Ballasted Roof R30 - 45 mil EPDM membrane	AI

GLASS & GLAZING:	3 main entrances with storefront
DOCK DOORS:	20 doors
DRIVE-IN DOORS:	5 drive-in doors
FLOOR:	7" Unreinforced Concrete
WAREHOUSE LIGHTING:	LED with 30-foot candle
ZONING:	OP Office Park / Industrial allowed by Conditional Use Permit
ACCESS:	Highway 70 exit on I-35
FIRE PROTECTION:	ESFR
PLUMBING:	Sewer and water running full length of building 30' back from front wall
PLUMBING: HVAC:	
	building 30' back from front wall Gas-fired unit heaters to maintain 50
HVAC:	building 30' back from front wall Gas-fired unit heaters to maintain 50 degrees Fahrenheit
HVAC: ELECTRICAL SERVICE:	building 30' back from front wall Gas-fired unit heaters to maintain 50 degrees Fahrenheit 3,000 amps, 480/277V 3 phase
HVAC: ELECTRICAL SERVICE: WAREHOUSE LIGHTING:	building 30' back from front wall Gas-fired unit heaters to maintain 50 degrees Fahrenheit 3,000 amps, 480/277V 3 phase Motion sensored, high bay LED lights

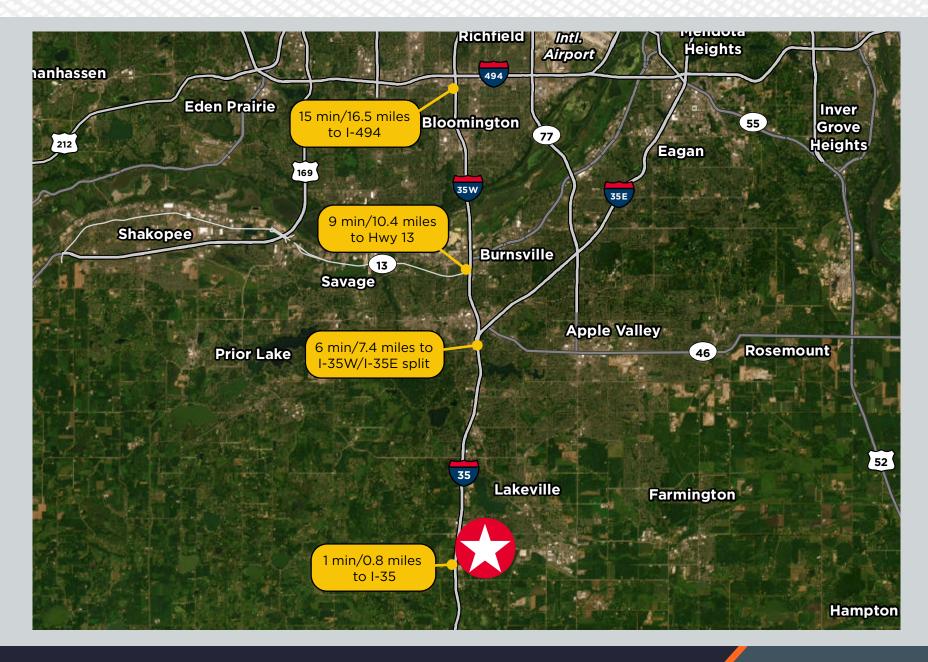
LOCATION

AERIAL



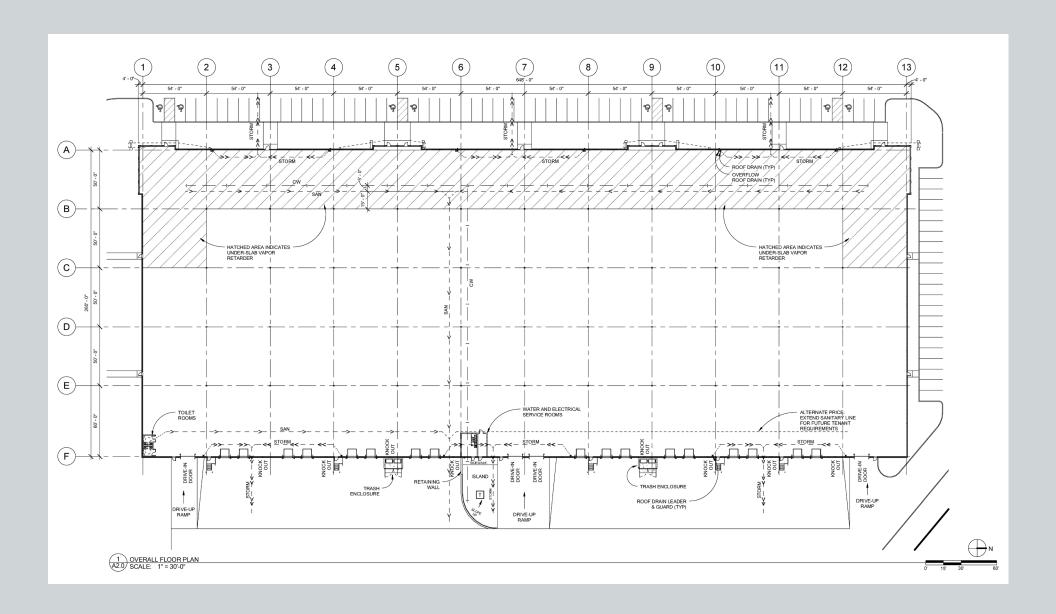
DRIVE-TIME

AERIAL



PROPOSED PHASE I

FLOOR PLAN

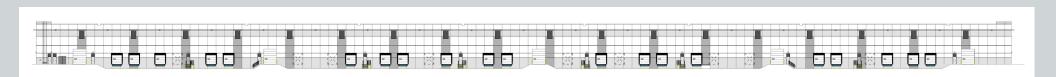


PROPOSED PHASE I

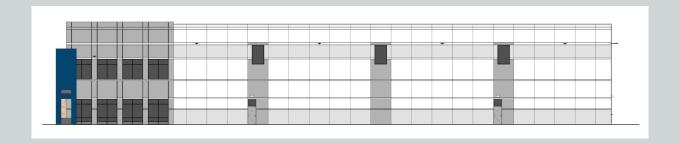
SITE PLAN

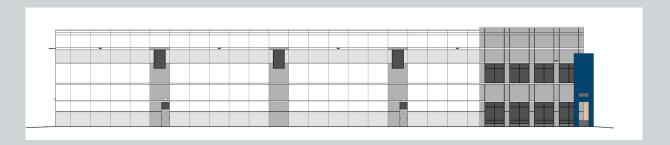


PHASE I **ELEVATIONS**









PHASE I

RENDERINGS

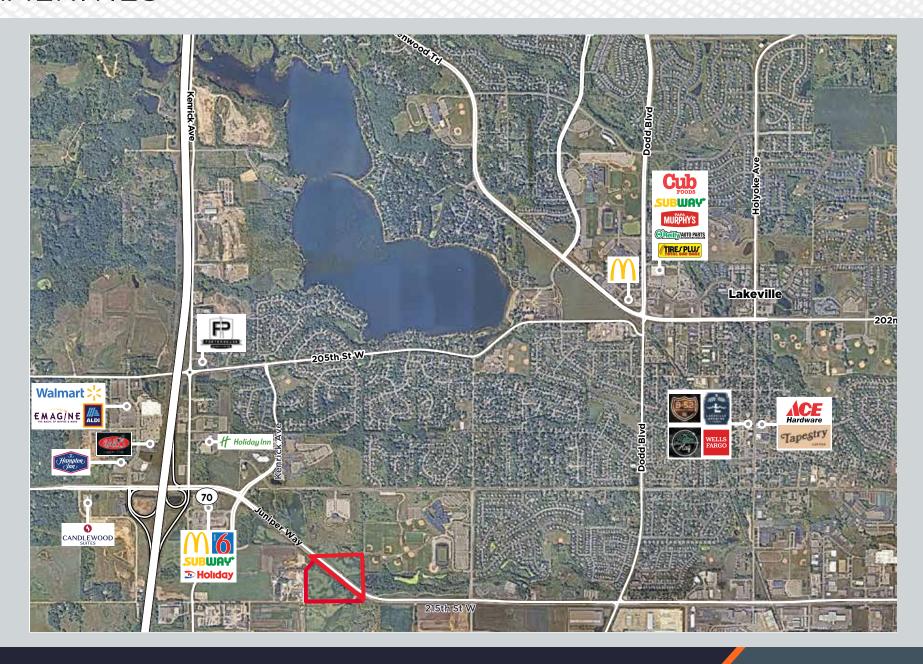






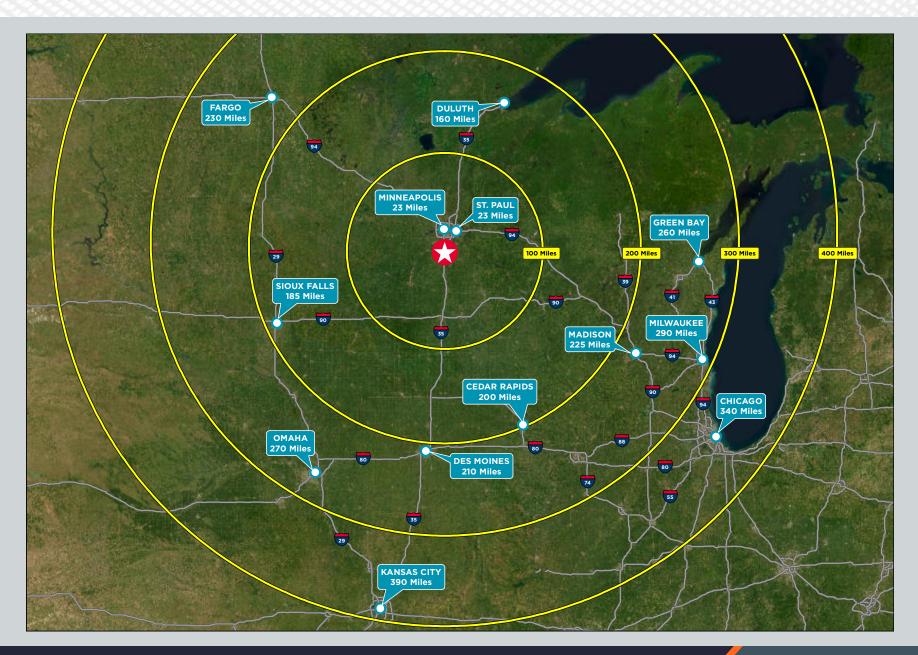
LOCAL

AMENITIES



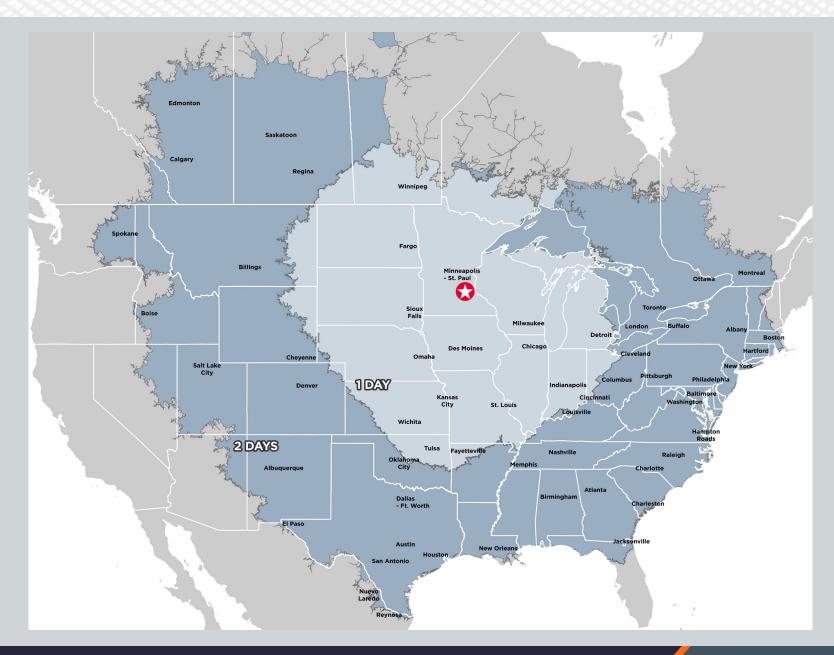
LOCATION

REGIONAL REACH



LOCATION

NORTH AMERICAN TRUCKING REACH



FOR MORE INFORMATION,

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