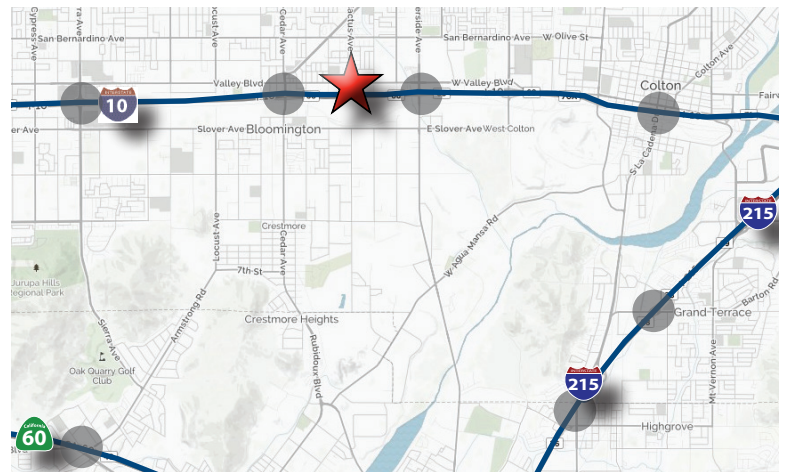




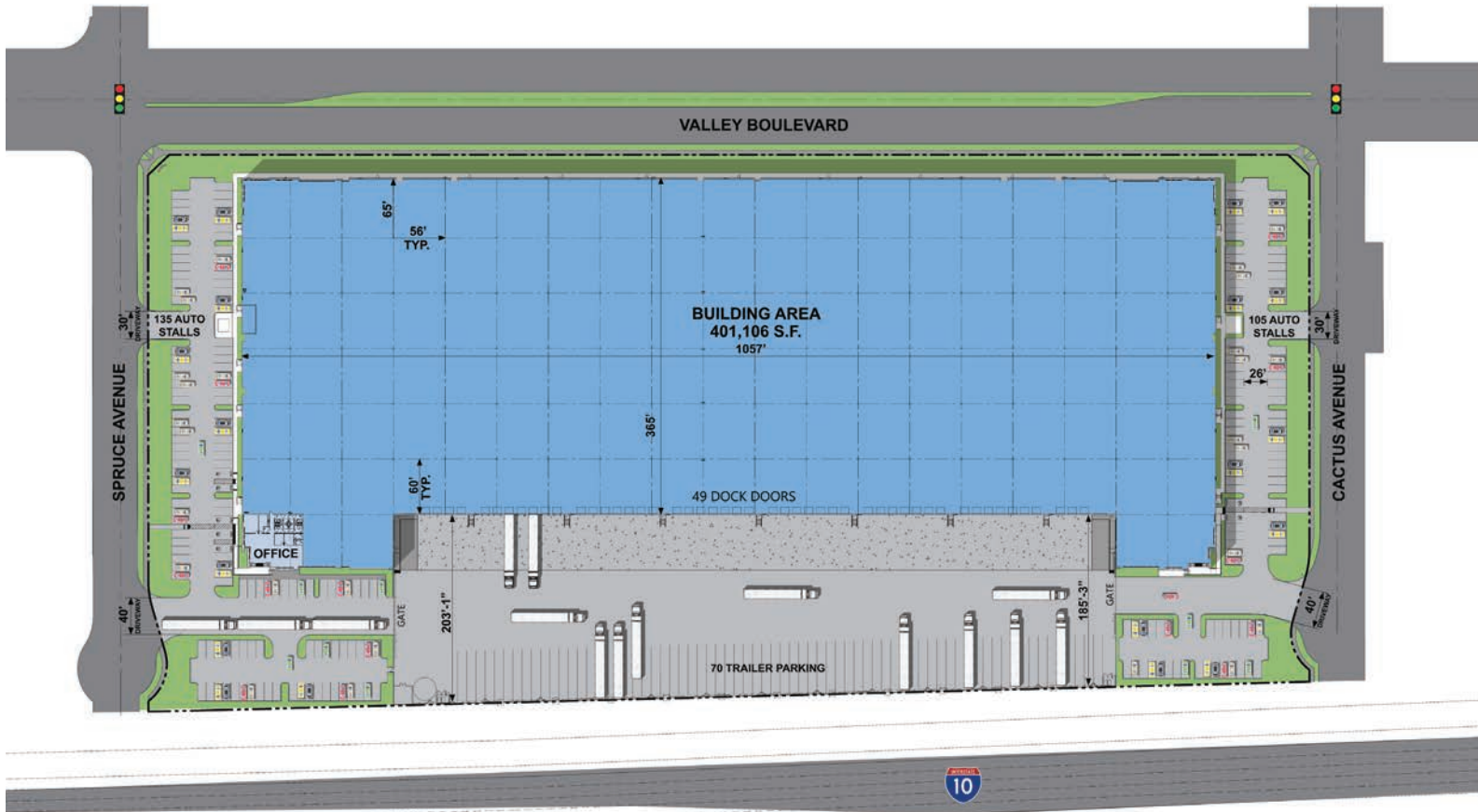
PROPERTY FEATURES

- Situated on ±16.9 acres
- ±3,560 square foot office
- 36' minimum clearance
(6" from inside the speed bay)
- 185'-203' Fully secured concrete truck court
- 49 Dock high loading doors (9' x 10')
- 2 Grade level loading doors (12' x 14')
- ESFR sprinkler system
- 69 Trailer parking stalls (off dock)



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PROPERTY FEATURES

- 240 Auto parking stalls
- 56' x 60' Column spacing (60' speed bay)
- 2.5% Skylights
- 2,000 AMPS, 277/480V Electrical Power (Expandable to 4,000 AMPS)
- White scrim foil insulation
- 4-ply built-up roof with 10 year warranty
- Secured 100% concrete paved truck court
- 7" thick, 4,000 psi slab floor
- Building Depth: 365'
- Building Width: 1,057'
- Easy access to the I-10, I-215 & I-60 freeways
- Corporate neighbors: FedEx, Homedics, Razor, Living Spaces and Uline

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