

Building Description

Available SF	226,510 SF — Total 204,010 SF — Warehouse 22,500 SF — Office
Site	29.86 acres
Clear Height	22' – 25'
Column Spacing	41' x 43'
Drive In	1 existing
Loading	40 docks with levelers (49 in the building)
Roof	Fully adhered rubber membrane(1997)
Truck Court	Approx. 115' to 120'

Parking	327 spaces
Lighting	Metal halide
Heat	2 gas-fired Johnson air rotation units
Electrical	1600 amp, 227/480 volt (Keyspan)
Sprinkler System	Standard density wet
Septic	9,000 gallon per day system installed 2003
Water	Town water
Year Built	1987
R.E. Taxes	\$.67/SF Fiscal 2007
Operating Expenses	\$.70/SF
Availability:	Immediate

Area amenities

Restaurants	Chili's Bar & Grill, Wendy's, D'Angelo
Hotels	Residence Inn, Holiday Inn, Quality Inn
Retail	Westgate Mall & Plaza, Great Woods Marketplace
Other	KinderCare, Planet Fitness, YMCA

