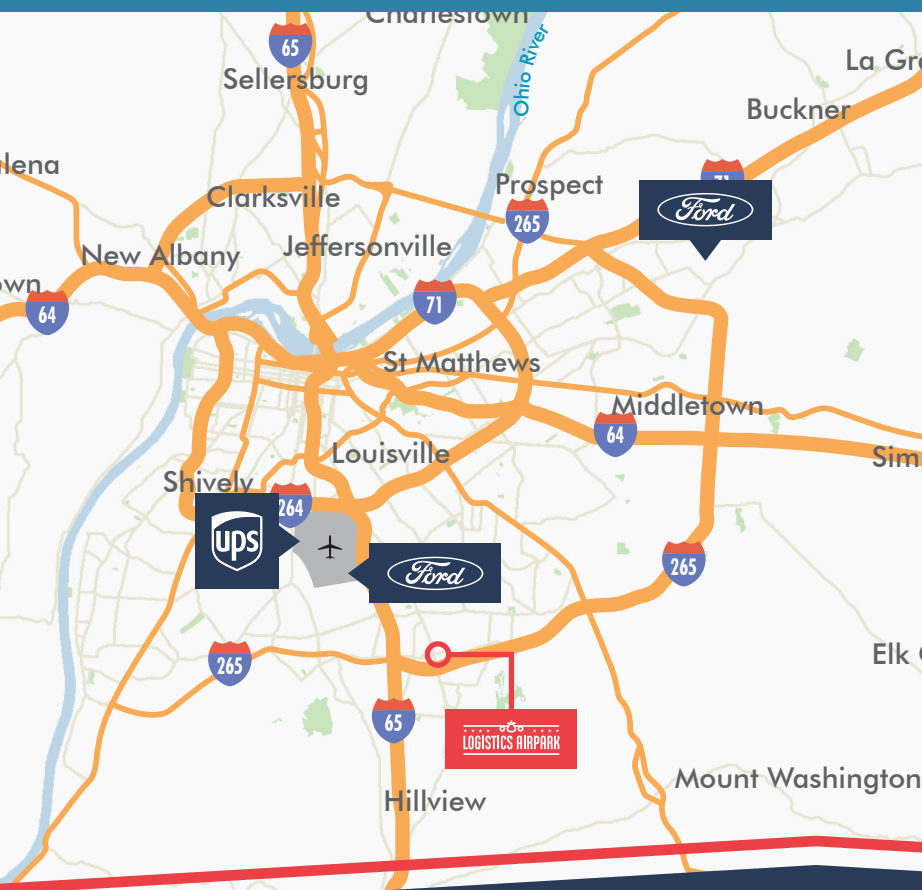


LOGISTICS AIRPARK

BUILDING TWO



BUILD-TO-SUIT OPPORTUNITY



PROPERTY FEATURES

- 200,000-1,000,000± SF Available for BTS
- I-65 Exposure and Visibility
- Up to (189) 9'X10' Dock Doors
- (4) 14'X16' Drive-In Doors
- Cross Dock Facility
- 60' Loading Bay
- 618 Vehicle Parking Spaces
- 164 Trailer Parking Spaces
- 0.5 Miles to I-65
- 3.0 Miles to I-265
- 3.7 Miles to Ford LAP
- 4.6 Miles to UPS Worldport
- 5.9 Miles to I-264
- Zoned PEC

PROPERTY OVERVIEW



AVAILABLE SPACE
1,000,000± SF



SPACE DIMENSIONS
1,709.5 X 585'



YEAR BUILT
2025



CLEAR HEIGHT
40'



OFFICE AREA
Build-to-Suit



STRUCTURE EXTERIOR
Insulated Pre-cast Concrete



ZONING
PEC



COLUMN SPACING
54' X 50'



DOCK DOORS
Up to (189) 9' X 10' Dock Doors



LIGHTING
LED High-Bay Fixtures with Motion Sensors



ELECTRIC
4,000 AMP, 480v, Three Phase



DRIVE-IN DOORS
(4) 14' X 16' Drive In Doors, Motor Operated



FLOORS
7" Unreinforced Slab on 4" Aggregate Base, 4,000 PSI, FF50/FL35



PARKING
Vehicle: 618
Trailer: 164



FIRE PROTECTION SYSTEM
ESFR Sprinkler System in Warehouse Including Electric Fire Pump, K-28 heads per UL Guidelines, Precast Capped Fire Pump Room



HVAC SYSTEM
Warehouse Heating to Maintain 60° at 0° Utilizing Gas-Fired RTUs
Roof-top Venting at 1 Air Change Per Hour



ROOF
Mechanically fastened white TPO, 60 Mil Single Ply Membrane, R25 Insulation, 15-year Minimum Warranty



SITE PLAN

