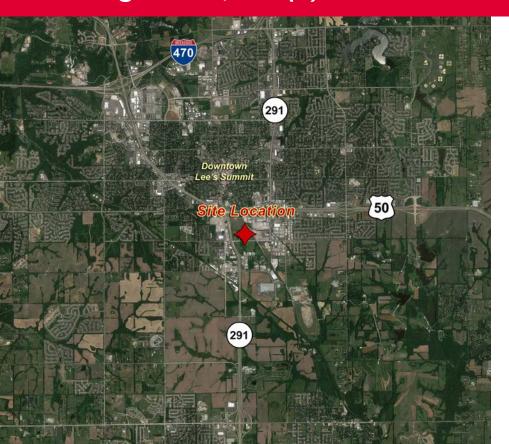






Building I - 200,000 (±) sf Class A Industrial Spec Building



Currently Under Construction Delivering for Occupancy Spring 19

For Information Contact:

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Building I - Specifications Summary:

Lease Rate: \$5.50/sf NNN

Tax/CAM/Ins: Tax - Est. \$1.20/sf; CAM - Est. \$0.85/sf; Ins - \$0.07/sf

County: Jackson

Building Area: 203,000 (±) sf

Divisible: 40,000 (±) sf

Dimensions: 310' x 650'

Truck Court: 140' deep, 60' concrete apron

Roof: 45 mil mechanically attached with 15 year warranty

Construction Type: Concrete, tilt-up with architectural glass

Clear Height: 32'

Column Spacing: 50'x50'

Power: 4,000 amp; 480V; 3-phase

Floor: 7" floor slab

Parking Ratio: 1.6 per 1,000

Automobile Spaces: 325

Sprinkler Type: ESFR in warehouse

Dock-High Loading: 20 (+)

Drive-In Loading: Available

Delivering: Spring 2019



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.





Building I - Site Plan:



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Park Site Plan:



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