

**171,449 SQ FT**  
**SPECULATIVE UNIT**  
**AVAILABLE NOW**

UNIT 1	SQ FT
Warehouse	157,868
Mezzanine Offices	13,581
<b>Total (GEA)</b>	<b>171,449</b>



14 DOCK DOORS



2 LEVEL ACCESS DOORS



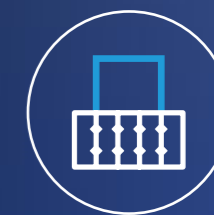
12.5M CLEAR INTERNAL HEIGHT



SECURE 50M SERVICE YARD



107 CAR PARKING SPACES



MEZZANINE OFFICES



1.25 MVA POWER SUPPLY



EV CHARGING



(PV) PHOTOVOLTAIC PANELS



LED LIGHTING



24 HGV PARKING SPACES