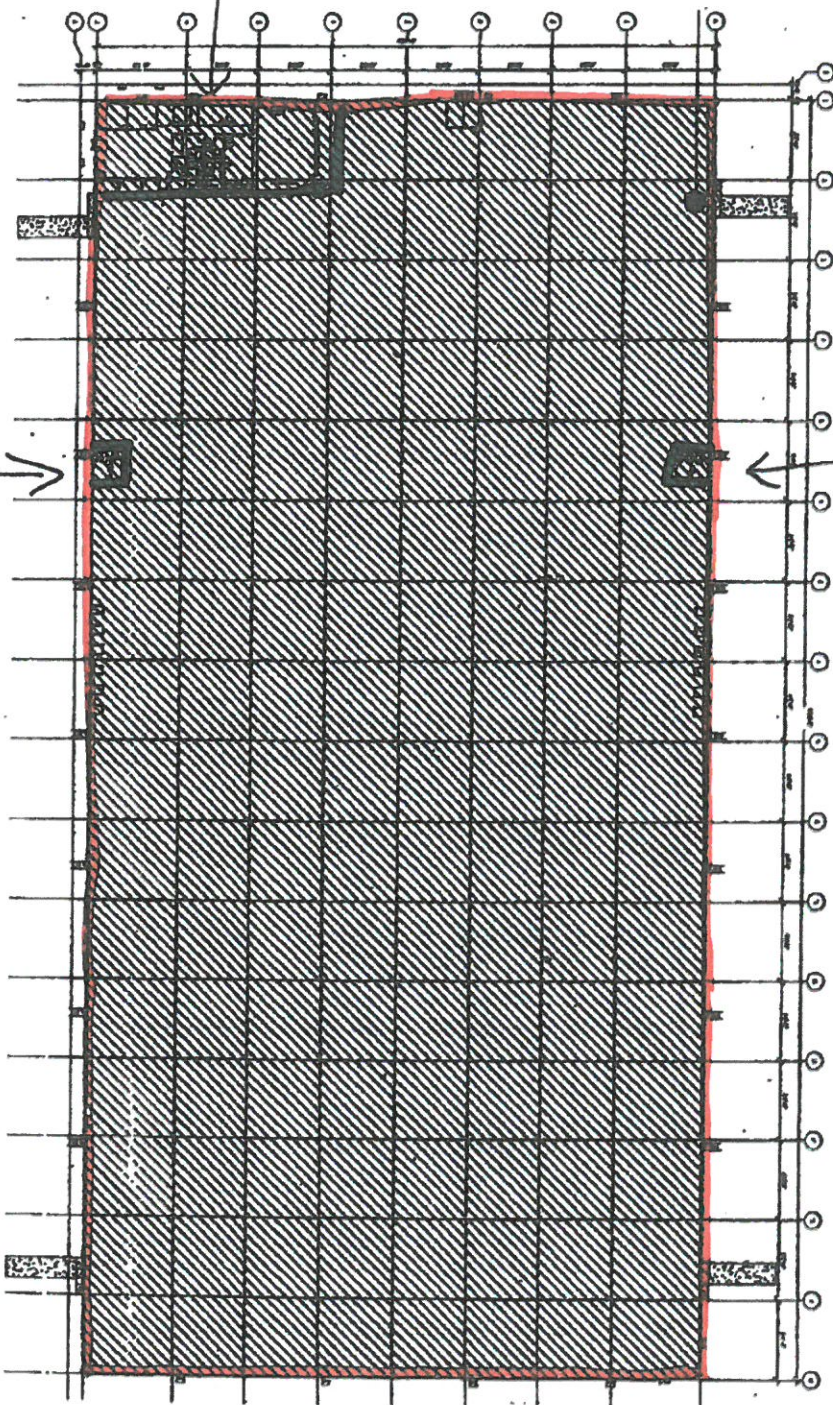


Administration office



warehouse office

warehouse office

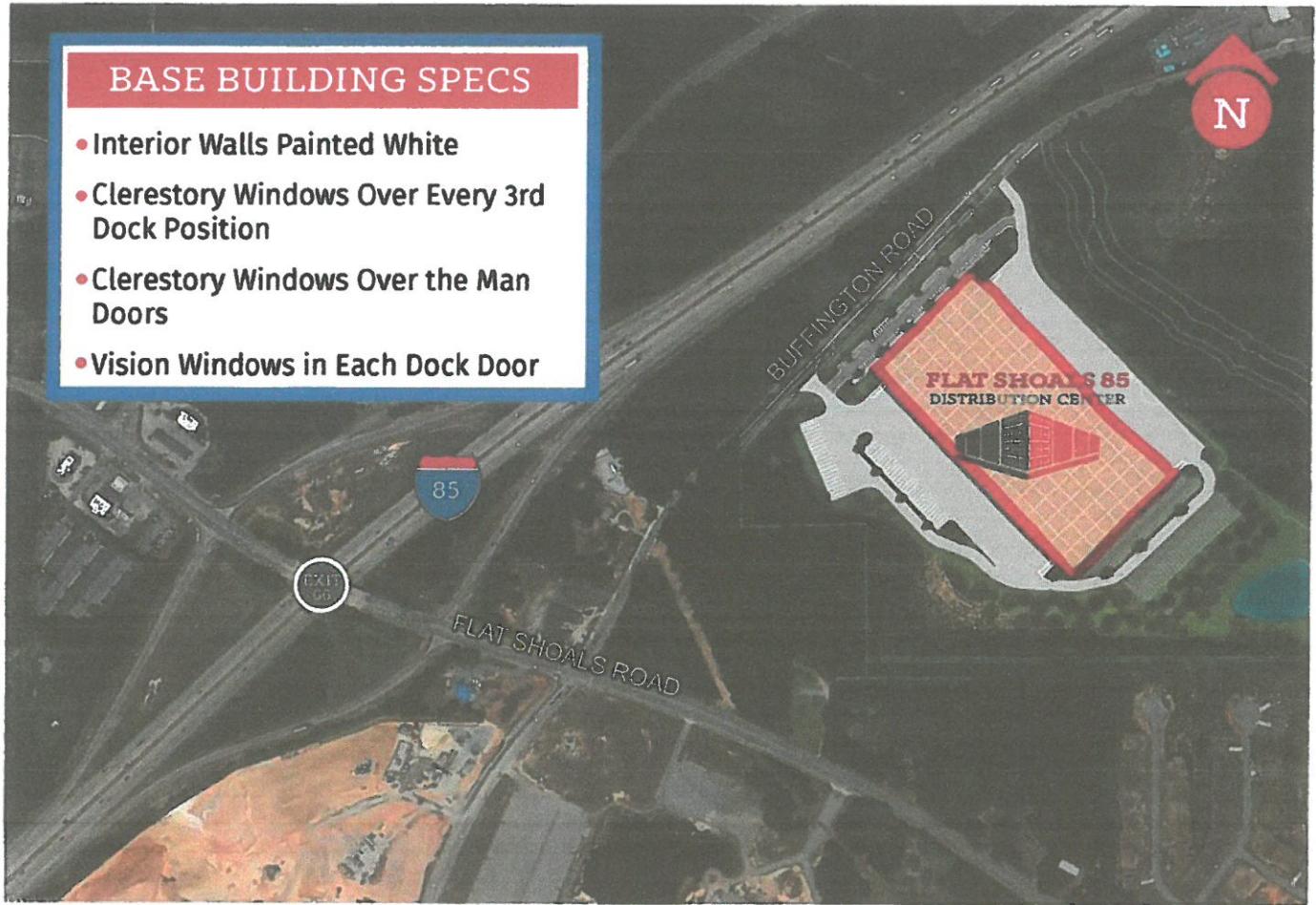
0.3 MILES FROM I-85



FLAT SHOALS 85
DISTRIBUTION CENTER

BASE BUILDING SPECS

- Interior Walls Painted White
- Clerestory Windows Over Every 3rd Dock Position
- Clerestory Windows Over the Man Doors
- Vision Windows in Each Dock Door



BUILDING SPECIFICATIONS:

SIZE:	362,880 SF Cross Dock (divisible)
LOCATION:	Intersection of Flat Shoals and Buffington Rd. 0.3 miles off I-85 via full diamond interchange (Exit 66)
OFFICE:	Build to Suit
BUILDING DIMENSIONS:	<ul style="list-style-type: none">• 420' Building Depth• 54'W x 50'D Typical Column Spacing• 36' Clear Height• 60' Speed Bays
DOCK-HIGH & DRIVE IN DOORS:	90 Dock-High, 4 Drive-In
TRUCK COURT:	All Concrete
SPRINKLER:	ESFR Sprinkler System
FLOOR:	7" Slab on Grade, 4,000 PSI with Lapidolith Floor Hardener
ROOF:	TPO Single Ply Mechanically Attached, LTRR-20
EXTERIOR WALLS:	Site Cast Concrete Tilt Panels
POWER:	2000 AMP Electrical Service