

## Property Leasing Brochure

32,800 SF Flex Warehouse with Modern 2022 Buildout, Heavy-Duty Yard, and High Clearance

This commercial property combines a newly built 12,000 SF warehouse (2022) with a 20,800 SF established facility, offering over 32,000 SF of versatile space. Features include 27' clearance in the new building, heavy-duty 6–8" concrete floors, and a 90% paved yard built for industrial truck traffic. Ideal for distribution, storage, or light manufacturing.

### Buildings & Construction

- 12,000 SF Building (Built 2022):

- Apex height: 27 ft.
- Equipped with full security monitoring system.
- Flex space well-suited for distribution businesses.

- 20,800 SF Building (Built in phases over 30 years):

- Apex height: 18 ft.
- Currently houses a complete manufacturing line for reclaimed heartpine flooring (optional inclusion).

### Flooring & Yard

- Concrete floors in both buildings and across 90% of the yard.
- Slab thickness: 6–8 inches, designed to accommodate heavy industrial truck traffic.

### Additional Property Features

- Property classification: Commercial
- No sprinkler system
- Equipment option in 20,800 SF building for reclaimed heartpine flooring production
- Ideal Uses for 20,800 SF:
  - Flooring and millwork businesses
  - Specialty wood product manufacturers
  - Tenants seeking to expand into reclaimed or niche building materials
- 12,000 SF flex space is well-suited for distribution businesses

### Highlights

- 32,800 SF total commercial space across two buildings
- Modern 12,000 SF flex building (built 2022)
- Established 20,800 SF warehouse with optional equipment line
- High clearances: 27' in new building, 18' in larger warehouse
- Heavy-duty 6–8" concrete floors throughout
- 90% paved yard designed for truck traffic

- Security monitoring in the 12,000 SF building
- Flexible uses: distribution, manufacturing, storage