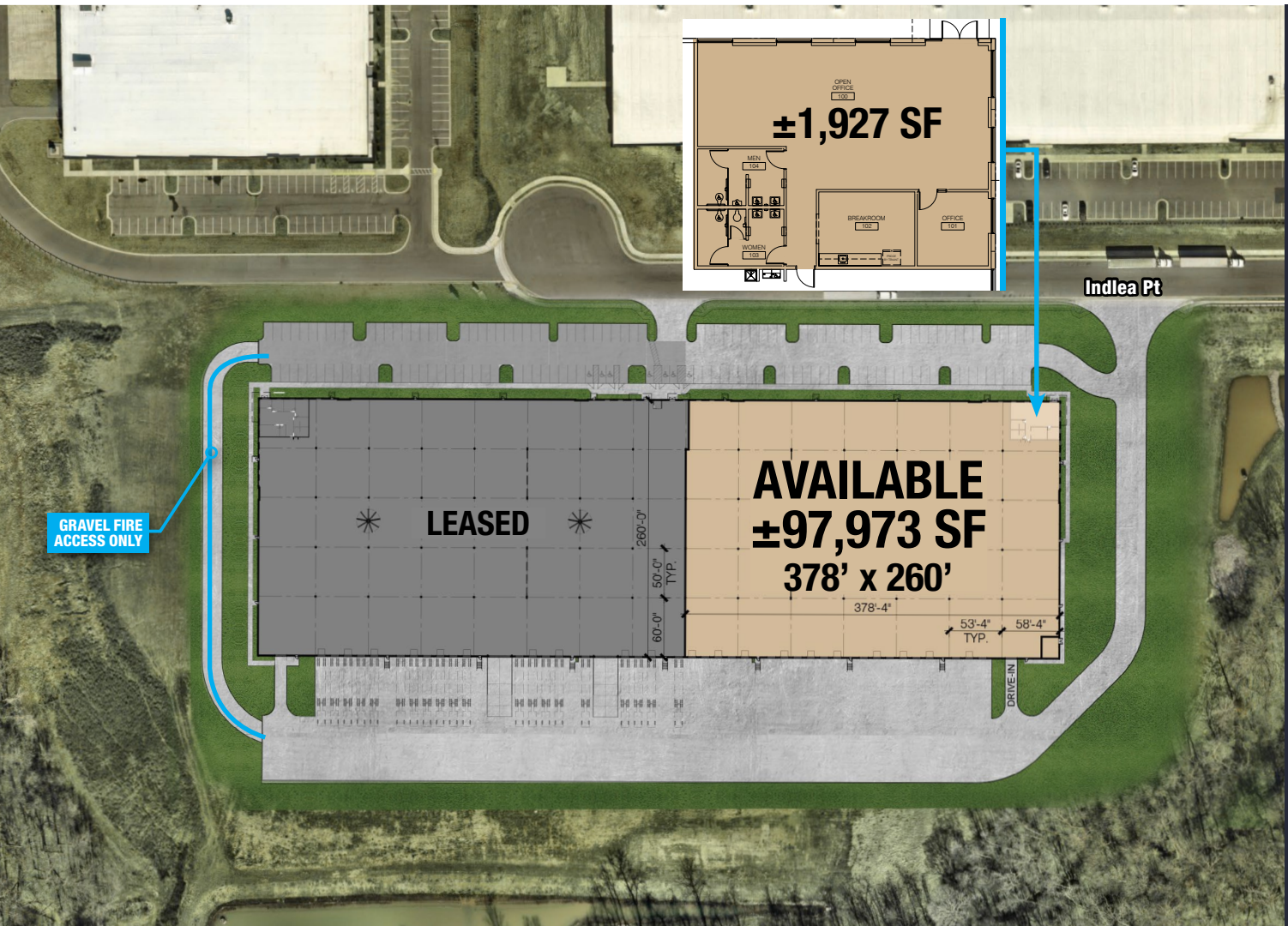


±97,973 TOTAL SF

73 BUSINESS CENTER



Office SF	±1,927 SF	Building Dimensions	810' x 260'
Dock Doors	20 total; 9' x 10' 10 with 40,000lb pit levelers with dock seals	Truck Court	125'
Drive-In Doors	1 door; 12' x 14'	Clear Height	32'
Auto Parking	69	Lighting	LED lighting (approximately 25 ft candles at 36" AFF)
Loading	Single load	Fire Sprinkler	ESFR
Column Spacing	50' x 54' + 60' Speed Bays	Year Built	2023
Power	Duke Energy (existing) 480V, 3 Phase; 600 AMPS; 750 KVA transformer	Floor Slab	6" of non-reinforced concrete"
		HVAC	Fans and louvers for minimum air change per hour per code. Heating for freeze protection