



WAREHOUSE / FLEX FOR LEASE

233 Northpointe Blvd.

30,000 SF TOTAL - SUBDIVIDABLE TO 15,000 SF



SHELL COMPLETED

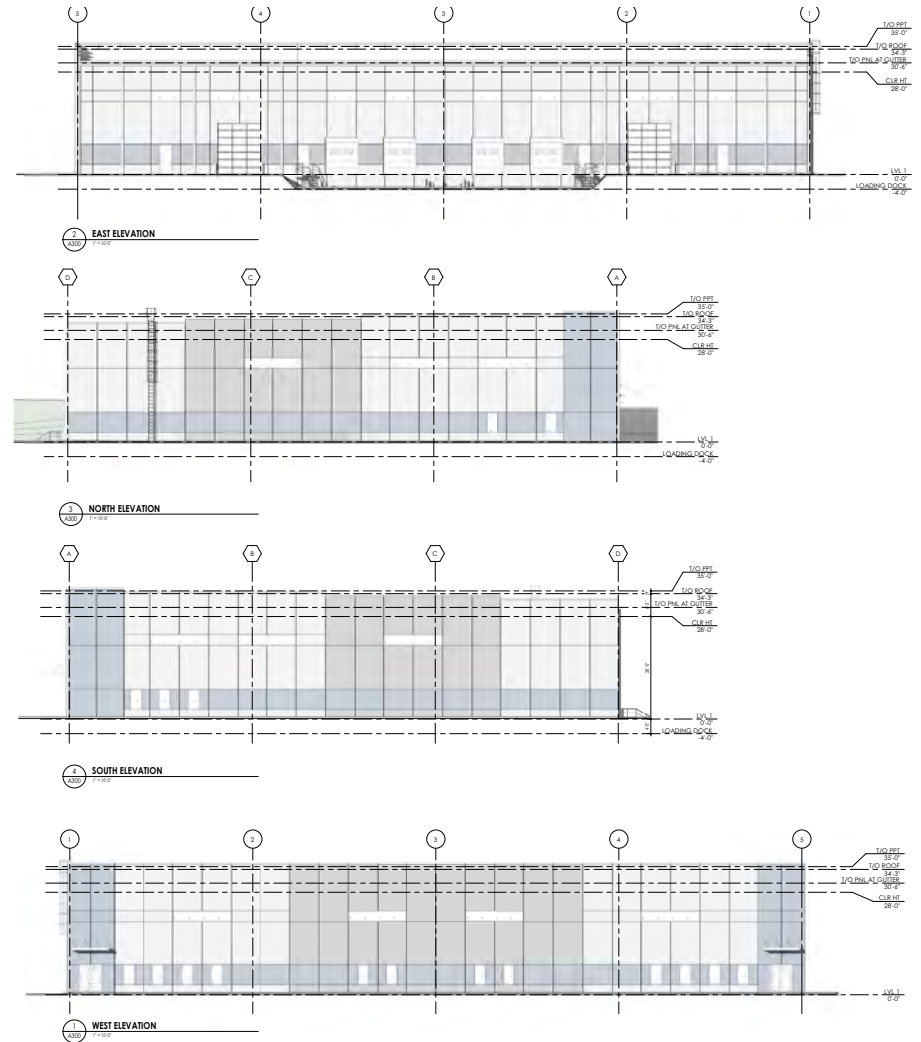
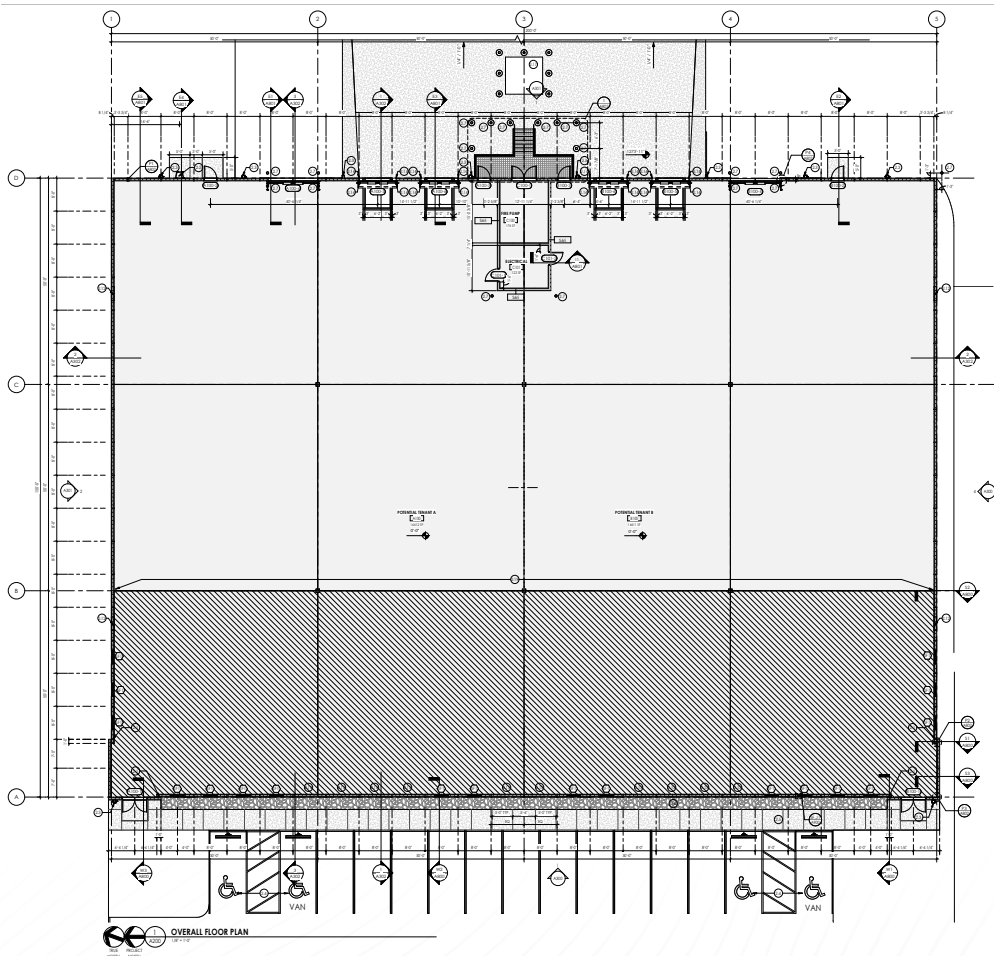
BUILDING SPECS

TOTAL SF	30,000 SF
CLEAR HEIGHT	28' CLEAR CEILING
WALLS	8" PRE-CAST CONCRETE WALLS
FLOOR	6" CONCRETE FLOORS
COLUMN SPACING	50' X 50' COLUMN SPACING
POWER	1,200 AMP POWER; 480/277V, 3P, 4W

DRIVE-IN DOORS	TWO (2) 12' X 14'
DOCK DOORS	FOUR (4) 9' X 10'
HVAC	HEATED ONLY WAREHOUSE ROOFTOP HTHV UNITS
FIRE SUPPRESSION	FULLY SPRINKLERED – ESFR SYSTEM
PARKING	76 CAR PARKING (2.53 PER 1,000 SF)
TRUCK COURT	6 TRAILER SPACES



RIDC ARMSTRONG INNOVATION PARK

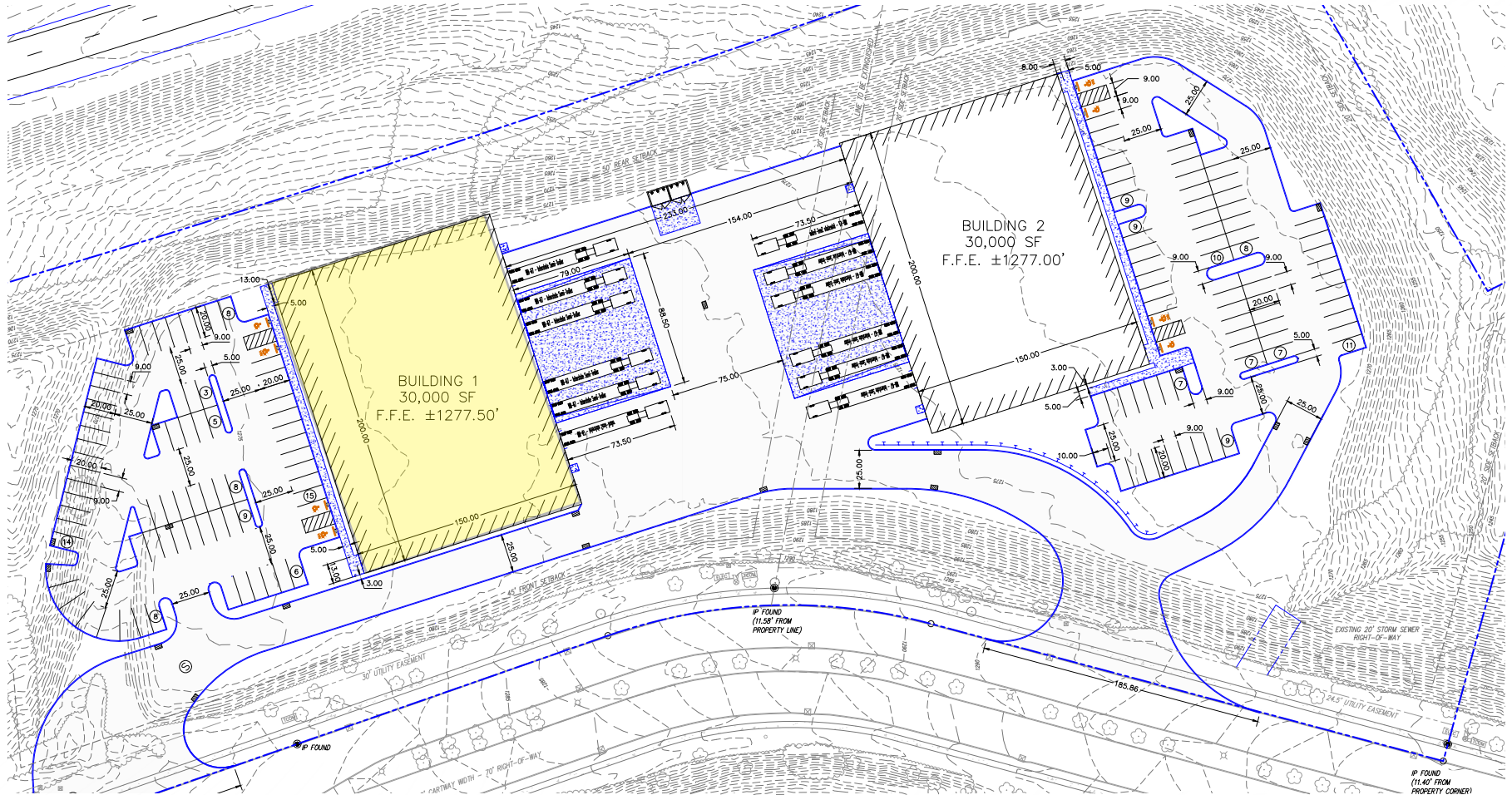


Design/Build Contractor:

am HIGLEY
Beyond Bricks and Mortar



RIDC ARMSTRONG INNOVATION PARK



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