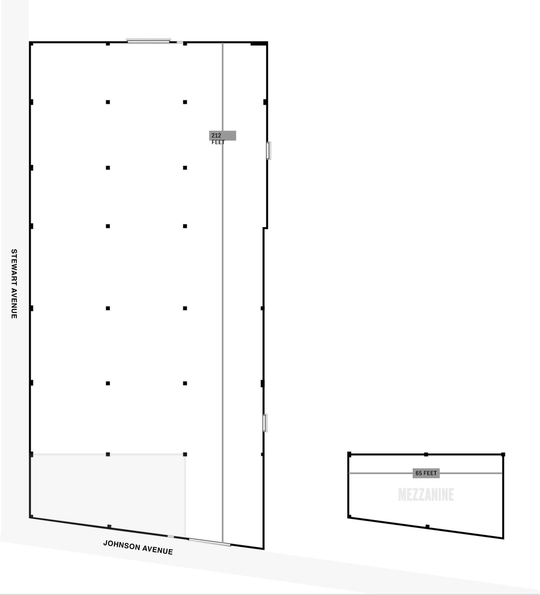

FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*

SPACE A

INTERIOR: 22,310 SF MEZZANINE : 1,800 SF
DIVISIBLE: 11,155 SF
EXTERIOR: 2,000 SF

- 19' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF
- 5' TALL CONTIGUOUS BAND OF WINDOWS THAT WRAP THE TOP OF THE FACADE (JOHNSON AVE, STEWART AVE, AND RANDOLPH ST)
- 20' PAVED REAR SET BACK PROVIDING 2,000 SF OF OUTDOOR SPACE (PARKING, GREEN SPACE, OR ADDITIONAL STORAGE)
- FULL HEIGHT DRIVE IN ROLL UP GATE 3 INTERIOR LOADING DOCKS WITH ONE OVERHEAD GATE FEATURING 17' HIGH CLEARANCE - 28' WIDE EXTERIOR, 33' WIDE INTERIOR
- WELL MAINTAINED STEEL FRAMED STRUCTURE
- MASONRY NON-LOAD BEARING EXTERIOR WALLS
- HEAVY DUTY SLAB BETWEEN 8-10" OF CONCRETE THROUGHOUT FIRST FLOOR REINFORCED WITH WIRE MESH
- 32' ON CENTER COLUMN SPACING
- 2,000 AMPS OF 3 PHASE POWER
- 6 INFRARED HEATERS
- 4 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM

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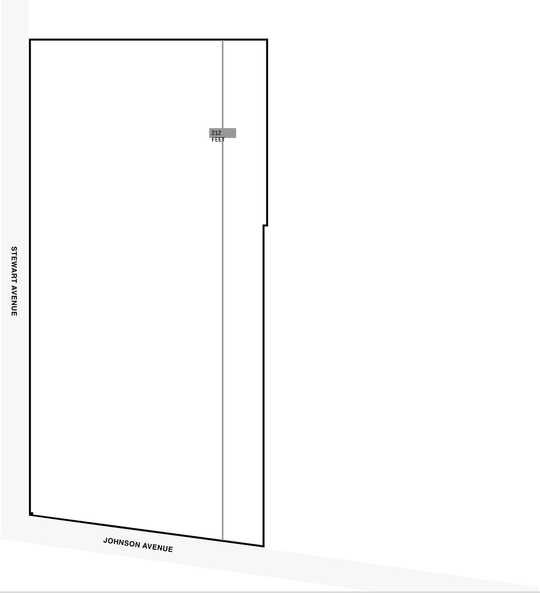

FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*

SPACE A ROOFTOP

EXTERIOR: 22,310 SF OPPORTUNITY

- CODE COMPLIANT REINFORCEMENT OF ROOFTOP FOR LEGAL OCCUPANCY
- RAMP FOR PARKING CAN BE INSTALLED
- WELL MAINTAINED STEEL FRAME STRUCTURE

FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*

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