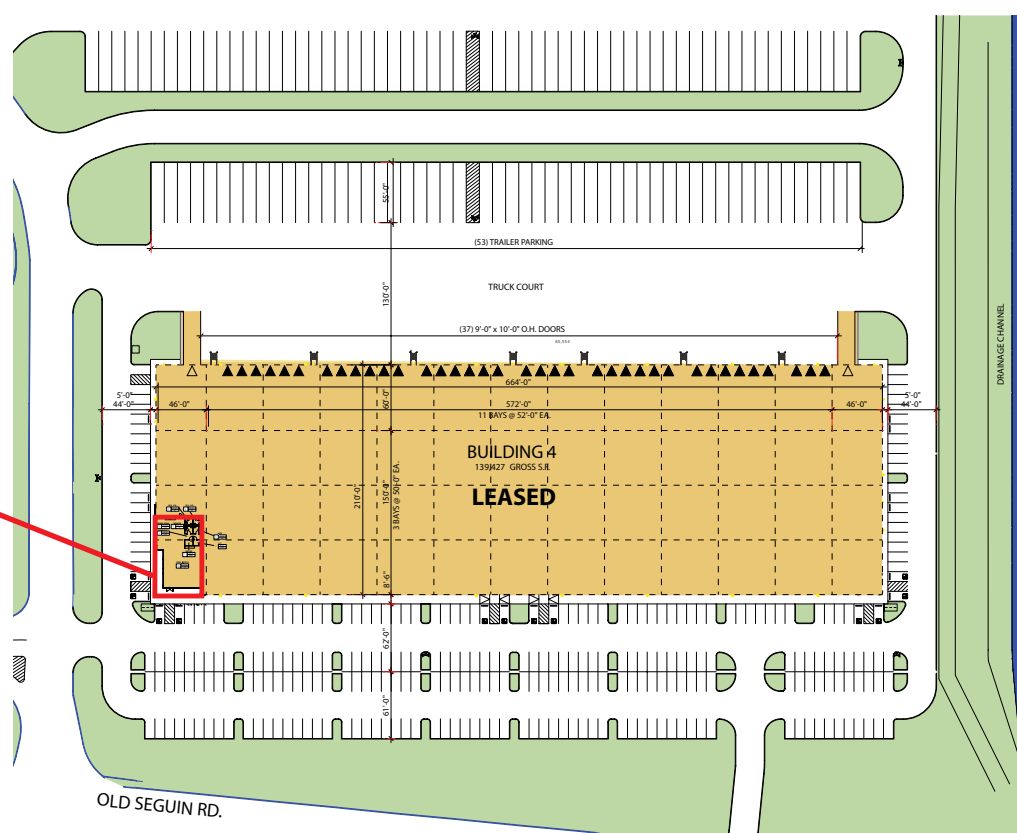


SPEC OFFICE



CENTERPOINT

BLDG. 4

BUILDING SIZE:	139,427 SF	WAREHOUSE LIGHTING:	LED with Motion Sensors
AVAILABLE SF:	Fully Leased	WAREHOUSE INTERIOR:	Whitebox with Yellow Columns to 10' AFF
SPEC OFFICE:	2,500 SF	PIT LEVELERS:	(4) 40,000 lb
MINIMUM DIVISIBLE:	22,000 SF	PIPE GATES:	At All Vehicular Entry Points
BUILDING CONFIG:	Rear Load	POWER:	2,000-amp, 277 / 480 volt, 3-phase, 4-wire electrical service Will be updated to 3,000-amp summer 2024
BUILDING DEPTH:	210'		
MIN. CLEAR HEIGHT:	32'		
TYPICAL BAY:	52' x 50'		
FIRE PROTECTION:	ESFR		
TRUCK COURT:	185'		
DOCK DOORS:	17		
DRIVE-IN DOORS:	1		
REMAINING APPROX. PARKING SPACES:	158		
REMAINING APPROX. TRAILER PARKING:	25		



BUILDING 4 // SPEC OFFICE

