



<b>AVAILABLE:</b>	45,000 SF
<b>TOTAL BUILDING SIZE:</b>	211,087 SF
<b>OFFICE:</b>	2,080 SF
<b>CLEAR HEIGHT:</b>	28'
<b>DOCKS:</b>	Four (4) exterior docks One (1) drive-in door
<b>SPRINKLER:</b>	ESFR
<b>CONSTRUCTION:</b>	Precast concrete
<b>POWER:</b>	400 Amps, 480 volts
<b>HEAT:</b>	Gas-fired unit heaters
<b>PRICING:</b>	\$4.00/SF net
<b>TAXES &amp; CAM:</b>	<ul style="list-style-type: none"> <li>• 2009 estimated taxes \$.86/SF</li> <li>• 2009 estimated operating expense \$1.17/SF</li> <li>• 2009 management fee of \$.16/SF</li> </ul>
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>• Modern, clean, high-cube distribution/assembly space</li> <li>• Institutionally owned by Manulife Financial</li> </ul>

**FOR MORE INFORMATION:**

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