

Building Specifications

■ Sublessor

U.S. Foodservice

■ Total Space

Total approximately of 415,796 SF of Industrial space

■ Total Sublease Available 221,796 SF

- Building 2: 119,796 SF Total (constructed in 1977)
 119,796 SF warehouse
- Building 3: 102,000 SF Total (constructed in 1983)
 52,000 SF cooler (minimum -32°)
 26,000 SF freezer (minimum -20°)
 17,600 SF of refrigerated dock,
 staging area
 6,400 SF of office and support areas
- 121 Will Drive: 6,700 SF of office/storage space

■ Building Maintenance

3,300 SF of truck repair/maintenance garage

■ Land Area

29+ acres

Expansion appears to be possible on site.

■ Zoning

Limited Industrial

■ Parking

Over 60 spaces adjacent to office areas for standard vehicles.

Ample additional spaces for employees at the northern section of the site.

Substantial trailer parking on site adjacent to loading areas.

■ Construction

Steel structure with brick and block perimeter wall up to 10 feet with insulated metal panel above to roof deck

■ Bay Spacing

Building 2: 32' x 40'

Building 3: 33' x 48'

■ Floors

6" steel reinforced concrete (Kalamín) in dry storage area
18" insulated steel reinforced trap rock concrete in freezer area

■ Lighting

Building 2: 150 watt High Pressure Sodium

Building 3: 400 watt High Pressure Sodium

■ Fire Protection

Building 2: Wet system in entire space

Building 3: Dry system in cooler and freezer