



SOUTHGATE
CORPORATION

For Sale or Lease



PROPERTY SPECIFICATIONS

BUILDING SIZE	111, 653 sf + expandable	DOCK DOORS	(6) 9'-0" x 10'-0"H overhead insulated doors with operators
AVAILABLE SF	111,653 sf	DRIVE-IN DOORS	(1) 12'-0" x 14'-0" H insulated overhead door with operator
OFFICE SF	Build to suit	LIGHTING	LED- 50 fc @ 30" aff
PROPERTY AC	13.5 Acres	SPRINKLER FIRE SUPPRESSION TYPE	ESFR
YEAR BUILT	Construction completion early 4th quarter 2026	ELECTRIC	Building service is 1200 A service, 277/480 V .3 ϕ
CONSTRUCTION	Exterior walls are insulated precast concrete panels with glass curtain wall	WATER	2" Domestic Water, 6" Fire Water Services to 12" Water Main
CLEAR HEIGHT	30'-0"	SANITARY	6" service to 8" Main
ROOF	Structure is open web steel joist. TPO roof	GAS	4 " 40-60 psi- Final connected load TBD
PARKING SPACES	25 Parking Spaces includes (2) ADA spaces	FIBER	Both copper and fiber are available
COLUMN SPACING	50'-0" x 55'-0"	INCENTIVES	Tax Abatement 100%/ 15- years, Enterprise/ Opportunity Zone

Contact
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• **Construction of 13.5-acre site**

- Auto parking spaces- 25 spaces
- Stormwater detention area developed for shown building and expansion as well as shown hard surfaces and future.
- Fire lanes as required
- Truck court on west side of building
- Site lighting
- Flagpoles
- Landscaping

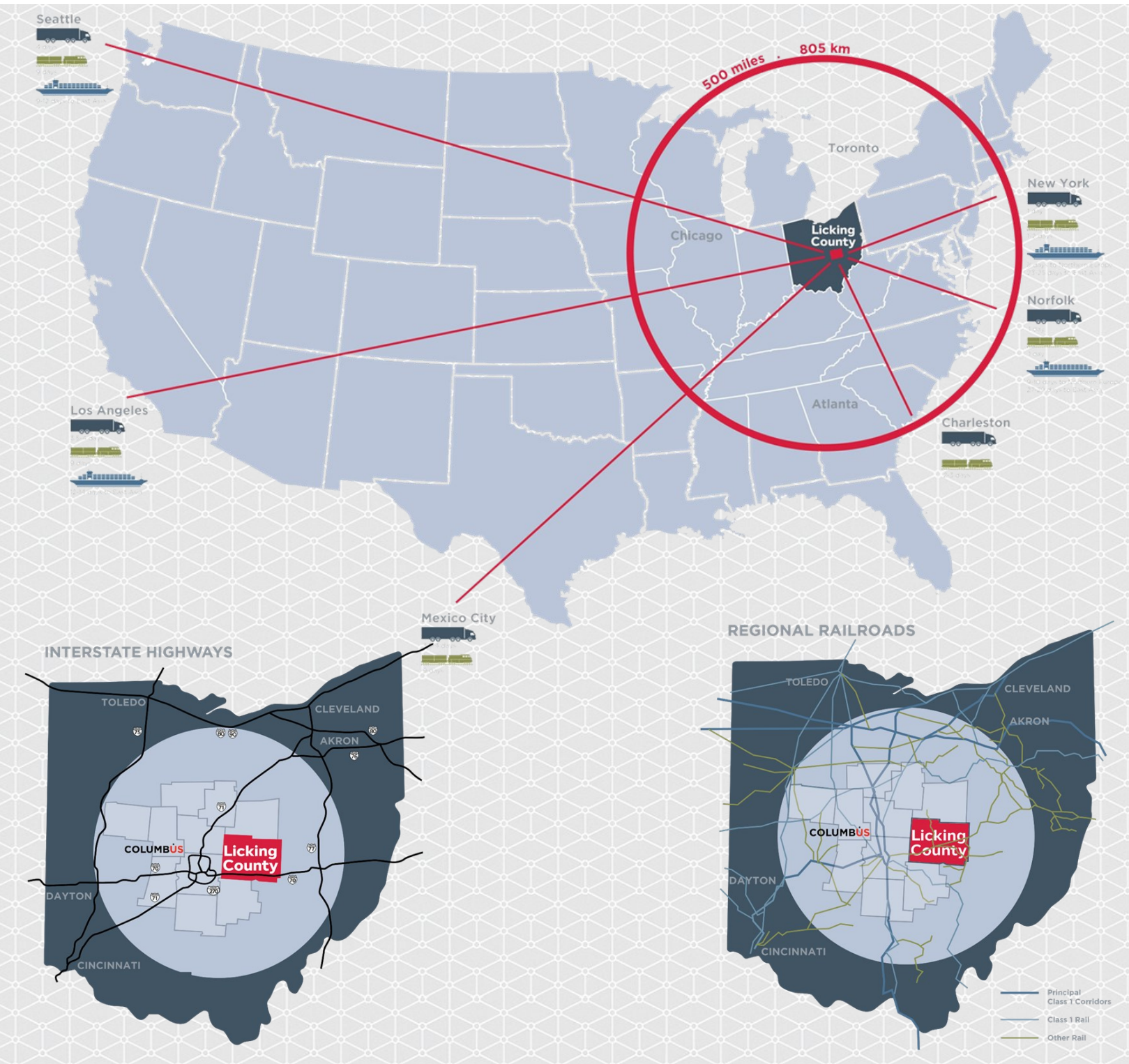
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