



## NORTHERN 101 COMMERCE CENTER

# FOR LEASE

COMPLETION FALL 2020



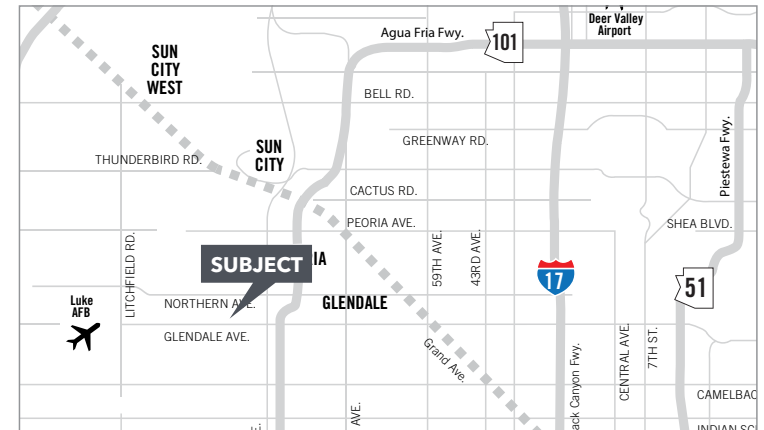
### PROPERTY FEATURES:

#### North Phase:

- Building A: 146,630 SF
- Building B: 96,100 SF
- 8,030 - 18,330 SF Bays
- Zoned M-1 Industrial
- Fenced/Secured Truck Court

#### South Phase:

- Building A: 76,533 SF
- Building B: 69,358 SF
- 7,420 - 8,480 SF Bays
- Zoned M-1 Industrial
- Fenced/Secured Truck Court



**CREATION** R  
E  
P  
E

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**Building A**  
76,533 SF  
30' Clear Height

**Building B**  
69,358 SF  
30' Clear Height

\* DENOTES SPEC OFFICE SPACE

**CREATION** REPE

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**Building B**  
96,100 SF  
32' Clear Height

**Building A**  
146,630 SF  
32' Clear Height

\* DENOTES SPEC OFFICE SPACE

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## NORTH

### BUILDING A:

**Size:** 146,650 SF  
**Bay Width/Depth:** 94' x 195'  
**Parking:** 1.76/1000  
**Divisibility:** 18,330 SF  
**Clear Height:** 32'  
**Loading:** 16 Truckwell, 16 Grade Level  
**Concrete Truck Court:** 160'  
**Power:** 3,000 Amps 277/480

### BUILDING B:

**Size:** 96,100 SF  
**Bay Width/Depth:** 52' x 155'  
**Parking:** 1.76/1000  
**Divisibility:** 8,060 SF  
**Clear Height:** 32'  
**Loading:** 24 Truckwell, 12 Grade Level  
**Concrete Truck Court:** 160'  
**Power:** 3,000 Amps 277/480

## SOUTH

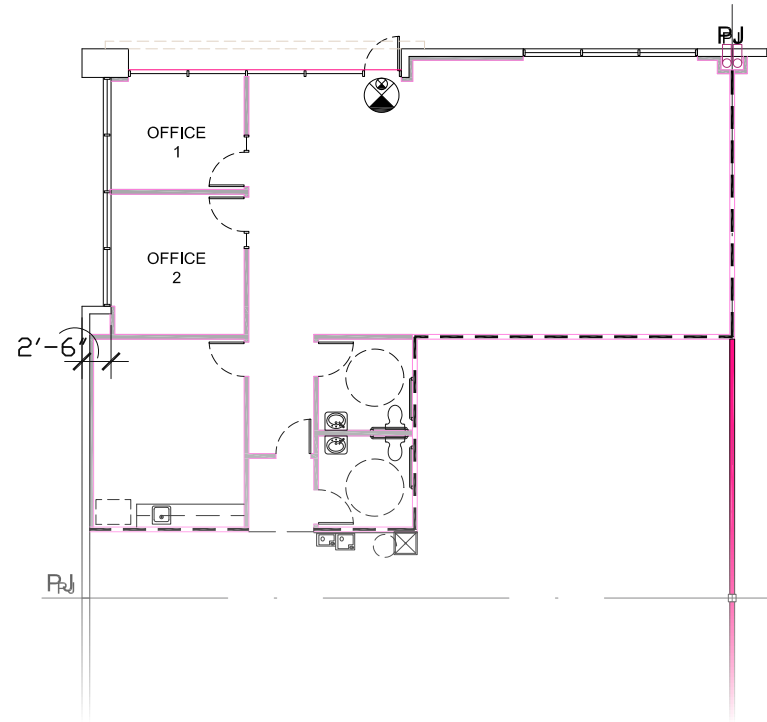
### BUILDING A:

**Size:** 76,533 SF  
**Bay Width/Depth:** 53' x 160'  
**Parking:** 1.97/1000  
**Divisibility:** 8,480 SF  
**Clear Height:** 30'  
**Loading:** 14 Truckwell, 9 Grade Level  
**Truck Court:** Shared 185'  
**Power:** 2,500 Amps 277/480

### BUILDING B:

**Size:** 69,358 SF  
**Bay Width/Depth:** 53' x 140'  
**Parking:** 1.97/1000  
**Divisibility:** 7,420 SF  
**Clear Height:** 30'  
**Loading:** 14 Truckwell, 9 Grade Level  
**Truck Court:** Shared 185'  
**Power:** 2,500 Amps 277/480

## FLOOR PLAN EXAMPLE:



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