

+/- 100K SQ. FT. TO OVER 500K SQ. FT.

HOME OF THE NEWEST SHERWIN-WILLIAMS DISTRIBUTION CENTER



**I-77 FRONTAGE, EXIT 45 | EASY ACCESS TO I-40**

**FOR LEASE OR FOR SALE | SPECULATIVE + BUILD TO SUIT INDUSTRIAL OPPORTUNITIES**

DEVELOPED + LEASED BY



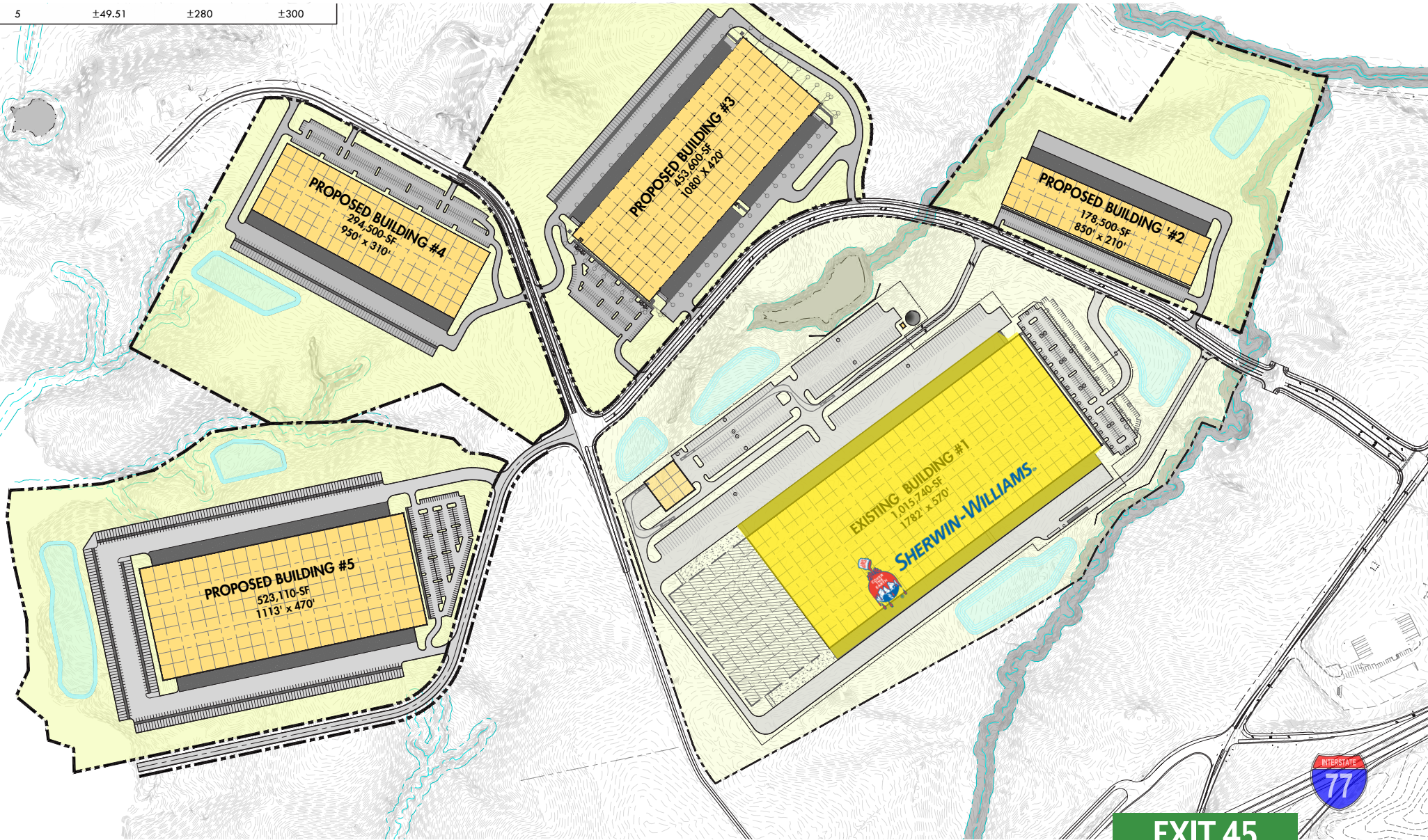
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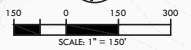
+/- 100K SQ. FT. TO OVER 500K SQ. FT.

➤ MASTER PLAN

5 ±49.51 ±280 ±300

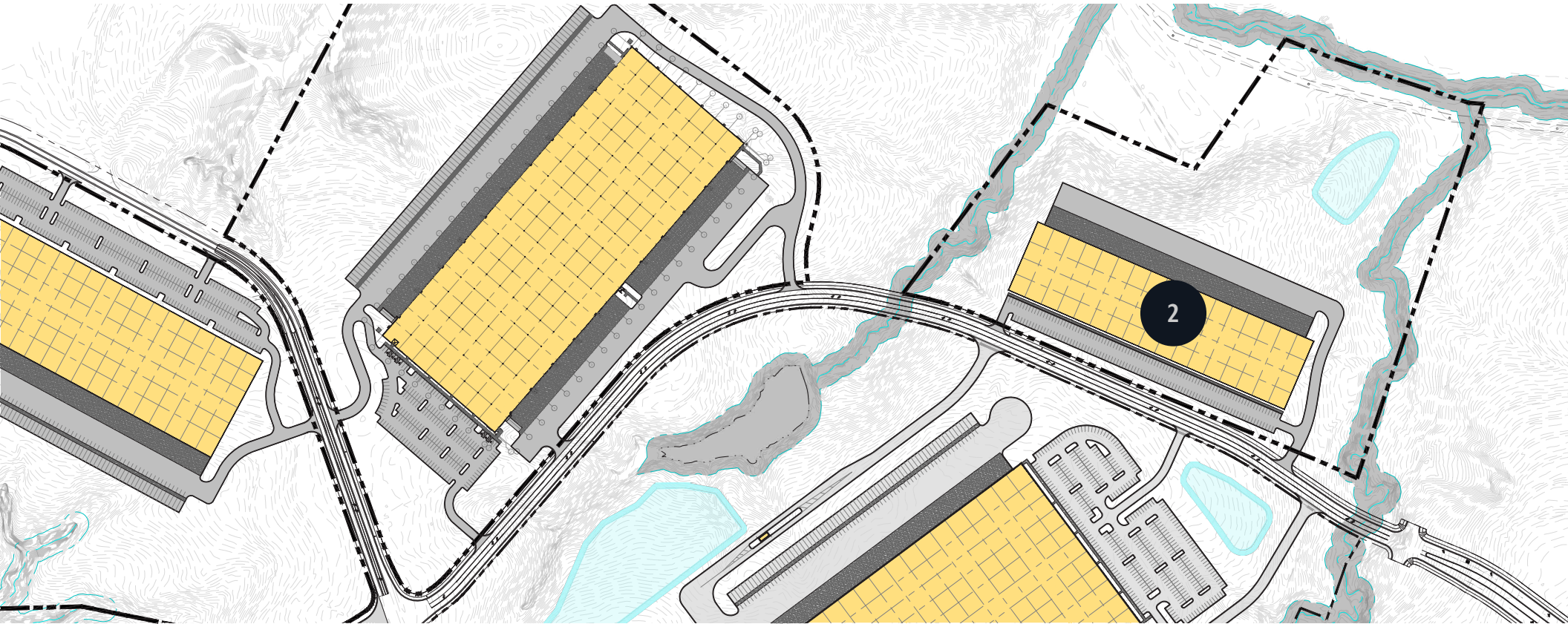


EXIT 45



# BUILDING 2

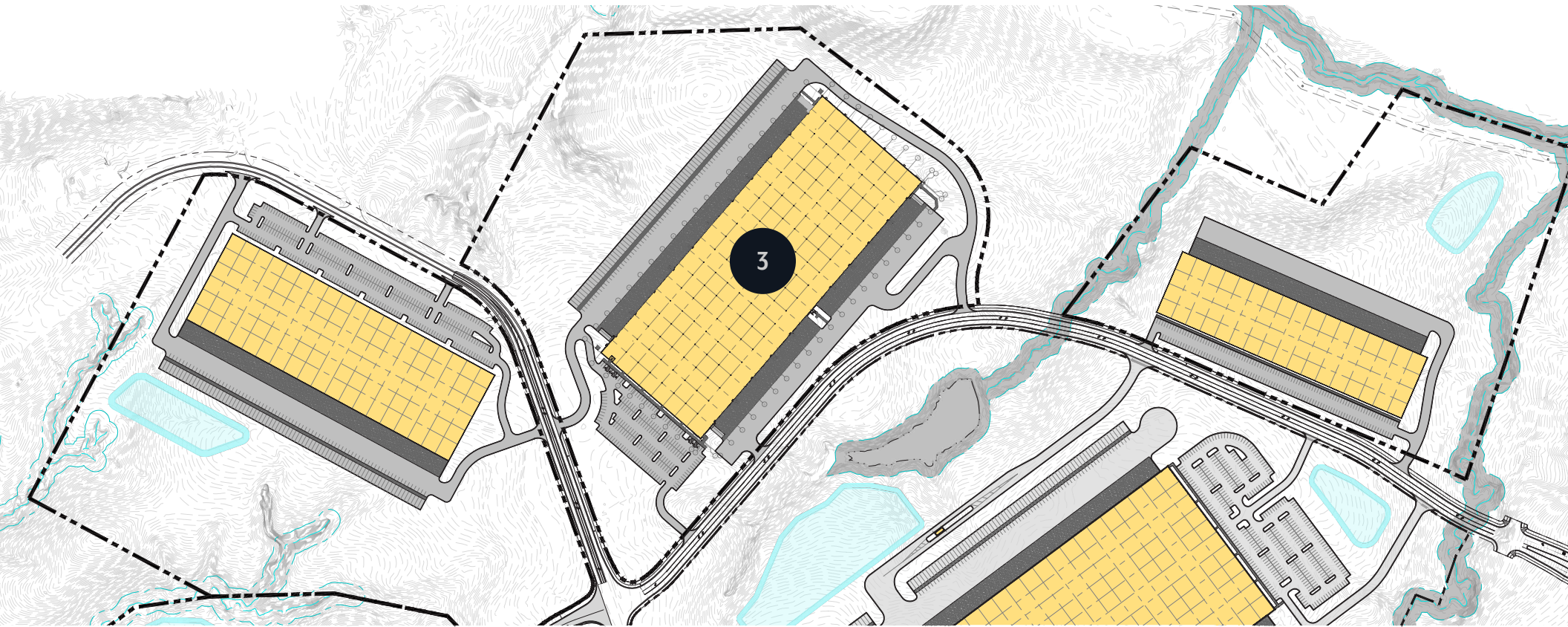
## ➤ SITE PLAN



<b>ACREAGE</b>	+/- 25.16 ACRES	<b>POWER</b>	1,200 AMP 277/480V MAIN SWITCH BOARD (EXPANDABLE)
<b>SQUARE FOOTAGE</b>	+/- 178,500 SQ. FT.	<b>FIRE PROTECTION</b>	ESFR SYSTEM (K-25 HEADS) WITH FIRE PUMP
<b>OFFICE</b>	TO SUIT	<b>HVAC</b>	CODE MIN. ACH PROVIDED THROUGH WALL-MOUNTED LOUVERS
<b>DIMENSIONS</b>	210' x 850'	<b>INTERIOR LIGHTING</b>	HI-BAY LED FIXTURES PROVIDING 30FC @ 36" AFF IN OPEN SHELL CONDITION / CLERESTORY 4' X 6' WINDOWS
<b>LOADING CONFIGURATION</b>	REAR LOAD	<b>DOCK POSITIONS / DRIVE-INS</b>	+/- 50 ACTIVE (9'X10') DOCK POSITIONS; +/- 2(14'X16') DRIVE-IN RAMPS - EXPANDABLE
<b>COLUMN SPACING</b>	50' X 50' TYPICAL BAY SPACING; 60' X 50' SPEED BAYS	<b>TRUCK COURT</b>	135' HD ASPHALT TRUCK COURT W/ 60' CONCRETE APRON AND 10' DOLLY PAD
<b>CLEAR HEIGHT</b>	32' CLEAR MIN.	<b>AUTO PARKING</b>	+/- 180 AUTO PARKING SPACES
<b>ROOF</b>	60 MIL WHITE TPO ROOF W/ MECHANICALLY FASTENED MEMBRANE (20-YEAR MANUFACTURER'S WARRANTY)	<b>TRAILER PARKING</b>	ON DOCK
<b>FLOOR SLAB</b>	6" UNREINFORCED SLAB (4,000 PSI) MIN.	<b>EXTERIOR LIGHTING</b>	BUILDING MOUNTED LED AND LEASED POLE LIGHTING

# BUILDING 3

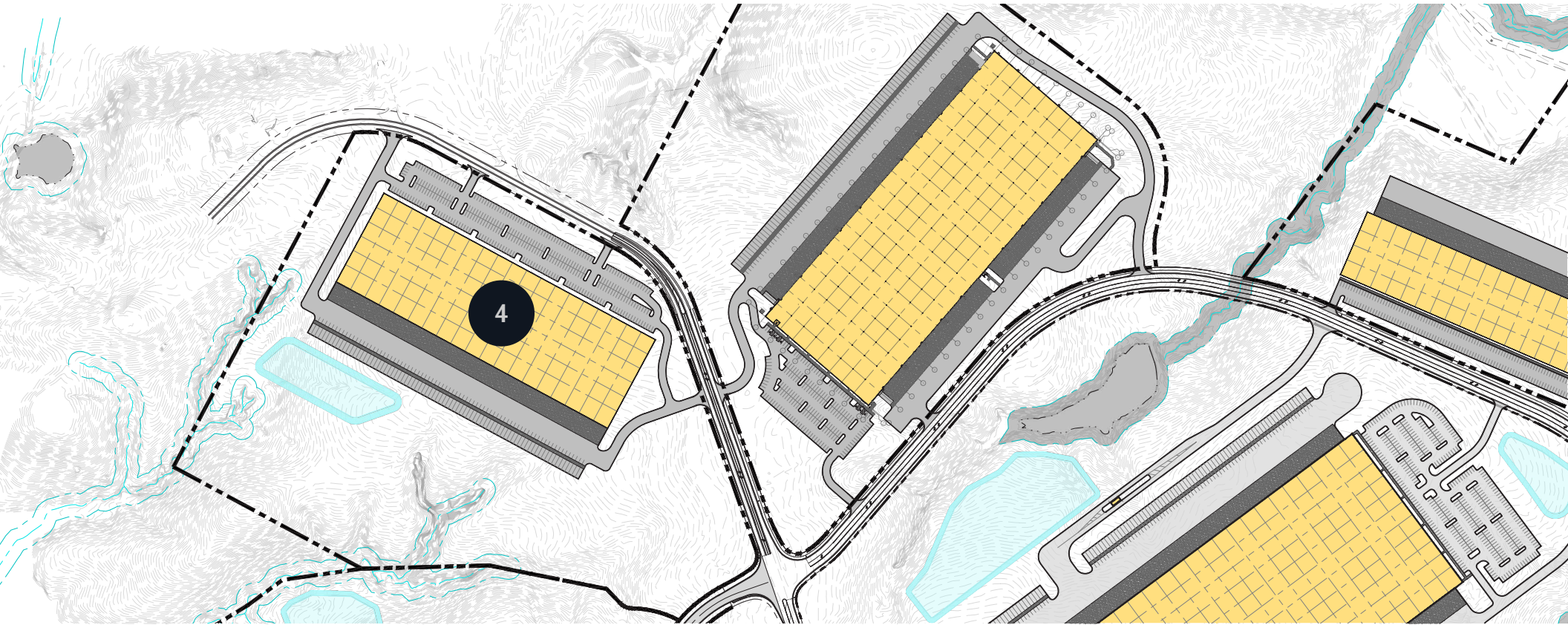
## ➤ SITE PLAN



<b>ACREAGE</b>	+/- 39.64 ACRES	<b>POWER</b>	2,000 AMP 277/480V MAIN SWITCH BOARD (EXPANDABLE)
<b>SQUARE FOOTAGE</b>	+/- 453,600 SQ. FT.	<b>FIRE PROTECTION</b>	ESFR SYSTEM (K-25 HEADS) WITH FIRE PUMP
<b>OFFICE</b>	TO SUIT	<b>HVAC</b>	CODE MIN. ACH PROVIDED THROUGH WALL-MOUNTED LOUVERS
<b>DIMENSIONS</b>	420' x 1,080'	<b>INTERIOR LIGHTING</b>	HI-BAY LED FIXTURES PROVIDING 30FC @ 36" AFF IN OPEN SHELL CONDITION / CLERESTORY 4' X 6' WINDOWS
<b>LOADING CONFIGURATION</b>	CROSS DOCK	<b>DOCK POSITIONS / DRIVE-INS</b>	+/- 210 ACTIVE (9'X10') DOCK POSITIONS; +/- 4 (14'X16') DRIVE-IN RAMPS (EXPANDABLE)
<b>COLUMN SPACING</b>	50' X 54' TYPICAL BAY SPACING; 60' X 54' SPEED BAYS	<b>TRUCK COURT</b>	135 - 185' HD ASPHALT TRUCK COURTS W/ 60' CONCRETE APRONS AND 10' DOLLY PAD
<b>CLEAR HEIGHT</b>	36' CLEAR MIN.	<b>AUTO PARKING</b>	+/- 289 AUTO PARKING SPACES
<b>ROOF</b>	60 MIL WHITE TPO ROOF W/ MECHANICALLY FASTENED MEMBRANE (20-YEAR MANUFACTURER'S WARRANTY)	<b>TRAILER PARKING</b>	+/- 80 TRAILER STORAGE SPACES
<b>FLOOR SLAB</b>	7" UNREINFORCED SLAB (4,000 PSI)	<b>EXTERIOR LIGHTING</b>	BUILDING MOUNTED LED AND LEASED POLE LIGHTING

# BUILDING 4

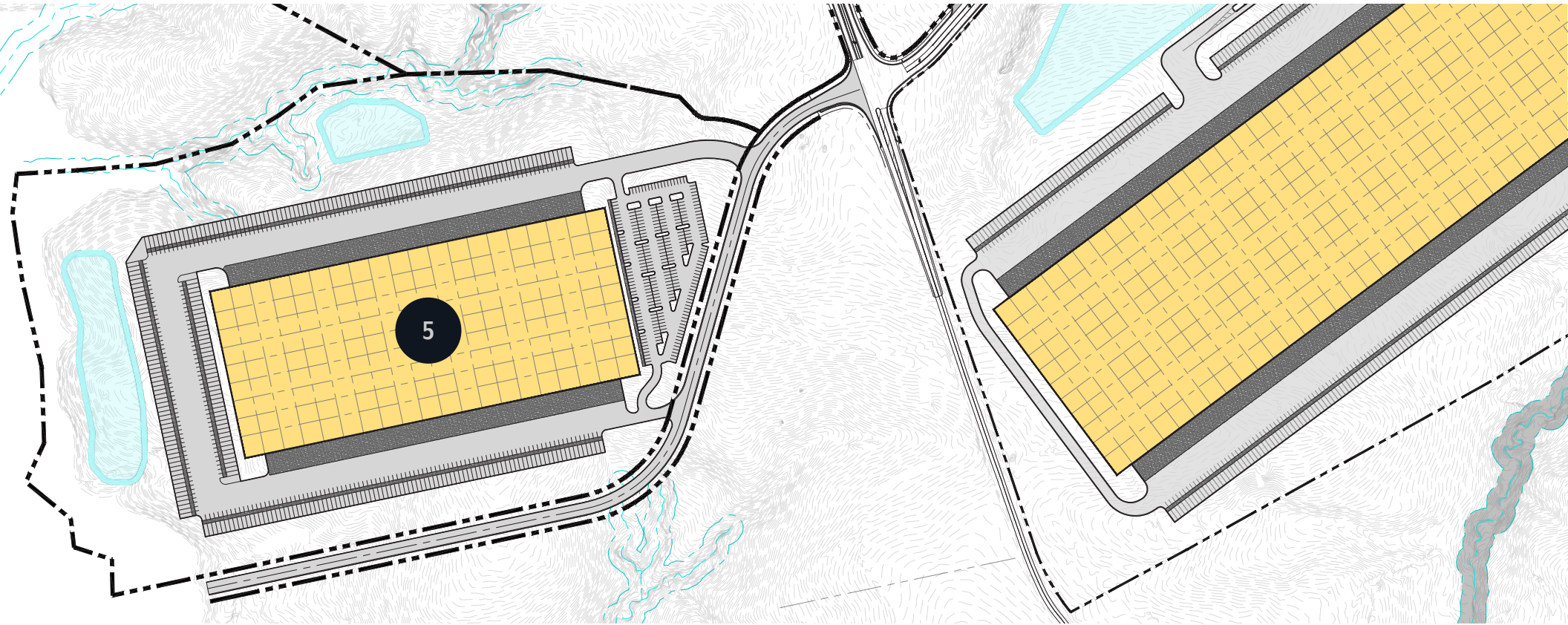
## ➤ SITE PLAN



<b>ACREAGE</b>	+/- 37.89 ACRES	<b>POWER</b>	2,000 AMP 277/480V MAIN SWITCH BOARD (EXPANDABLE)
<b>SQUARE FOOTAGE</b>	+/- 294,500 SQ. FT.	<b>FIRE PROTECTION</b>	ESFR SYSTEM (K-25 HEADS) WITH FIRE PUMP
<b>OFFICE</b>	TO SUIT	<b>HVAC</b>	CODE MIN. ACH PROVIDED THROUGH WALL-MOUNTED LOUVERS
<b>DIMENSIONS</b>	310' x 950'	<b>INTERIOR LIGHTING</b>	HI-BAY LED FIXTURES PROVIDING 30FC @ 36" AFF IN OPEN SHELL CONDITION / CLERESTORY 4' X 6' WINDOWS
<b>LOADING CONFIGURATION</b>	REAR LOAD	<b>DOCK POSITIONS / DRIVE-INS</b>	+/- 210 ACTIVE (9'X10') DOCK POSITIONS; +/- 2 (14'X16') DRIVE-IN RAMPS - EXPANDABLE
<b>COLUMN SPACING</b>	50' X 50' TYPICAL BAY SPACING; 60' X 50' SPEED BAYS	<b>TRUCK COURT</b>	185' HD ASPHALT TRUCK COURT W/ 60' CONCRETE APRONS AND 10' DOLLY PAD
<b>CLEAR HEIGHT</b>	32' CLEAR MIN.	<b>AUTO PARKING</b>	+/- 335 AUTO PARKING SPACES
<b>ROOF</b>	60 MIL WHITE TPO ROOF W/ MECHANICALLY FASTENED MEMBRANE (20-YEAR MANUFACTURER'S WARRANTY)	<b>TRAILER PARKING</b>	+/- 79 TRAILER STORAGE SPACES
<b>FLOOR SLAB</b>	7" UNREINFORCED SLAB (4,000 PSI)	<b>EXTERIOR LIGHTING</b>	BUILDING MOUNTED LED AND LEASED POLE LIGHTING

# BUILDING 5

## ➤ SITE PLAN



<b>ACREAGE</b>	+/- 49.51 ACRES	<b>POWER</b>	3,000 AMP 277/480V MAIN SWITCH BOARD (EXPANDABLE)
<b>SQUARE FOOTAGE</b>	+/- 532,980 SQ. FT.	<b>FIRE PROTECTION</b>	ESFR SYSTEM (K-25 HEADS) WITH FIRE PUMP
<b>OFFICE</b>	TO SUIT	<b>HVAC</b>	CODE MIN. ACH PROVIDED THROUGH WALL-MOUNTED LOUVERS
<b>DIMENSIONS</b>	470' x 1,134'	<b>INTERIOR LIGHTING</b>	HI-BAY LED FIXTURES PROVIDING 30FC @ 36" AFF IN OPEN SHELL CONDITION / CLERESTORY 4' X 6' WINDOWS
<b>LOADING CONFIGURATION</b>	CROSS DOCK	<b>DOCK POSITIONS / DRIVE-INS</b>	+/- 210 ACTIVE (9'X10') DOCK POSITIONS; +/- 4 (14'X16') DRIVE-IN RAMPS - EXPANDABLE
<b>COLUMN SPACING</b>	50' X 54' TYPICAL BAY SPACING; 60' X 54' SPEED BAYS	<b>TRUCK COURT</b>	185' HD ASPHALT TRUCK COURT W/ 60' CONCRETE APRONS AND 10' DOLLY PADS
<b>CLEAR HEIGHT</b>	36' CLEAR MIN.	<b>AUTO PARKING</b>	+/- 280 AUTO PARKING SPACES
<b>ROOF</b>	60 MIL WHITE TPO ROOF W/ MECHANICALLY FASTENED MEMBRANE (20-YEAR MANUFACTURER'S WARRANTY)	<b>TRAILER PARKING</b>	+/- 300 TRAILER STORAGE SPACES
<b>FLOOR SLAB</b>	7" UNREINFORCED SLAB (4,000 PSI)	<b>EXTERIOR LIGHTING</b>	BUILDING MOUNTED LED AND LEASED POLE LIGHTING

# LARKIN REGIONAL COMMERCE PARK



## ➤ PROXIMITY MAP

