



**BUILDING B**  
**64,565 SF OF CLASS A INDUSTRIAL**

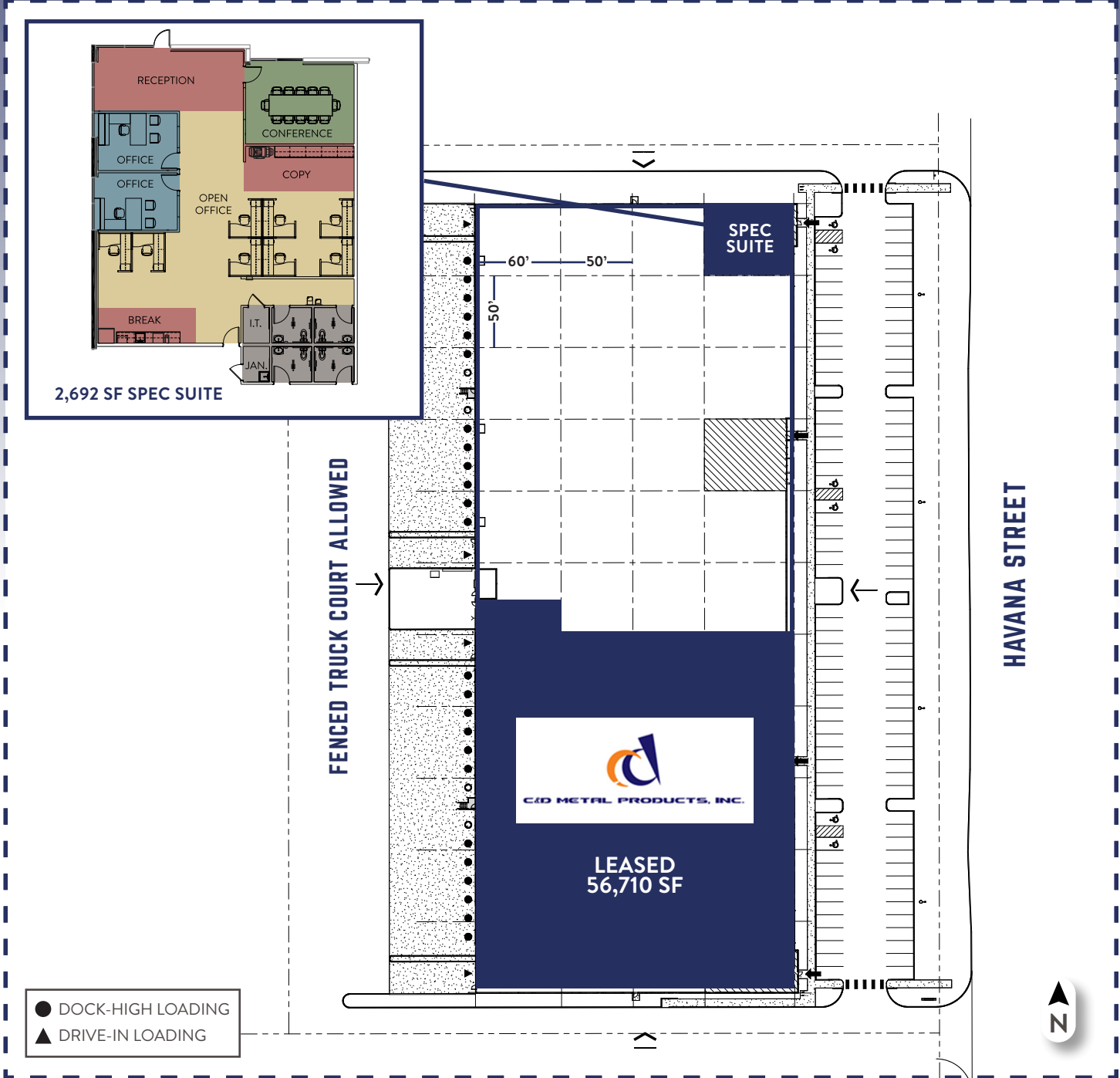
|                               |   |
|-------------------------------|---|
| <b>BUILDING SIZE</b>          | 121,275 SF                                |
| <b>AVAILABLE SPACE</b>        | 64,565 SF (Divisible ±31,500 SF)          |
| <b>SPEC SUITES (SF)</b>       | 2,692 SF                                  |
| <b>BUILDING DEPTH</b>         | 220'                                      |
| <b>CLEAR HEIGHT</b>           | 28'                                       |
| <b>DOCK-HIGH DOORS</b>        | 24  |
| <b>DRIVE-IN DOORS</b>         | 4   |
| <b>TYPICAL COLUMN SPACING</b> | 50' x 50'                                 |
| <b>PARKING SPACES</b>         | 109 Spaces                                |
| <b>ZONING</b>                 | I-2, Allows for <b>Outside Storage</b>    |
| <b>POWER</b>                  | 480V, 3 phase, 2,000 AMPS                 |
| <b>UTILITIES</b>              | United Power, Xcel Gas, South Adams Water |
| <b>LEASE RATE</b>             | Contact Brokers                           |
| <b>OPERATING EXPENSES</b>     | \$4.59/SF                                 |

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# BUILDING B

64,545 SF AVAILABLE (DIVISIBLE TO ±31,500 SF)



## FOR ADDITIONAL INFORMATION:

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