

+/- 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



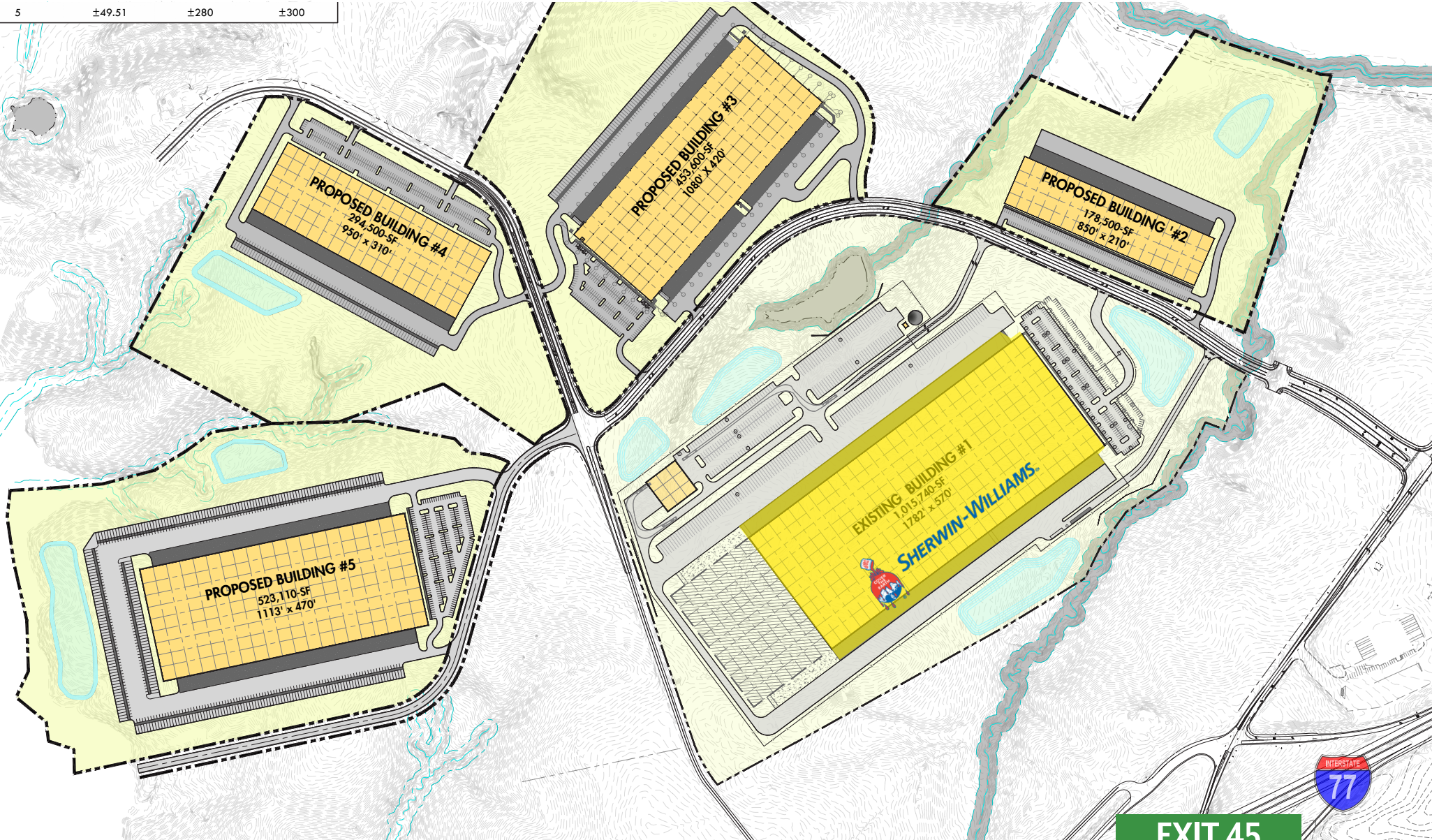
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+/- 100K SQ. FT. TO OVER 500K SQ. FT.

➤ MASTER PLAN

5 ±49.51 ±280 ±300



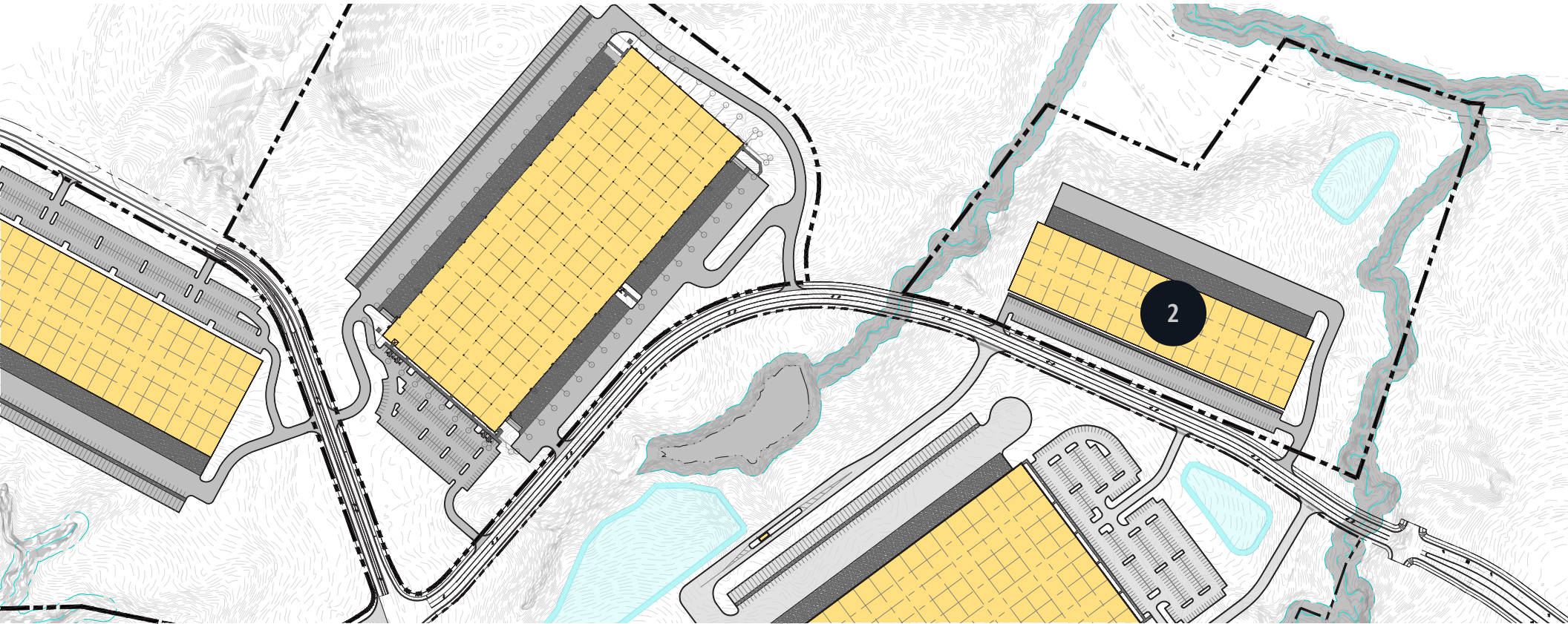
EXIT 45



150 0 150 300
SCALE: 1" = 150'

BUILDING 2

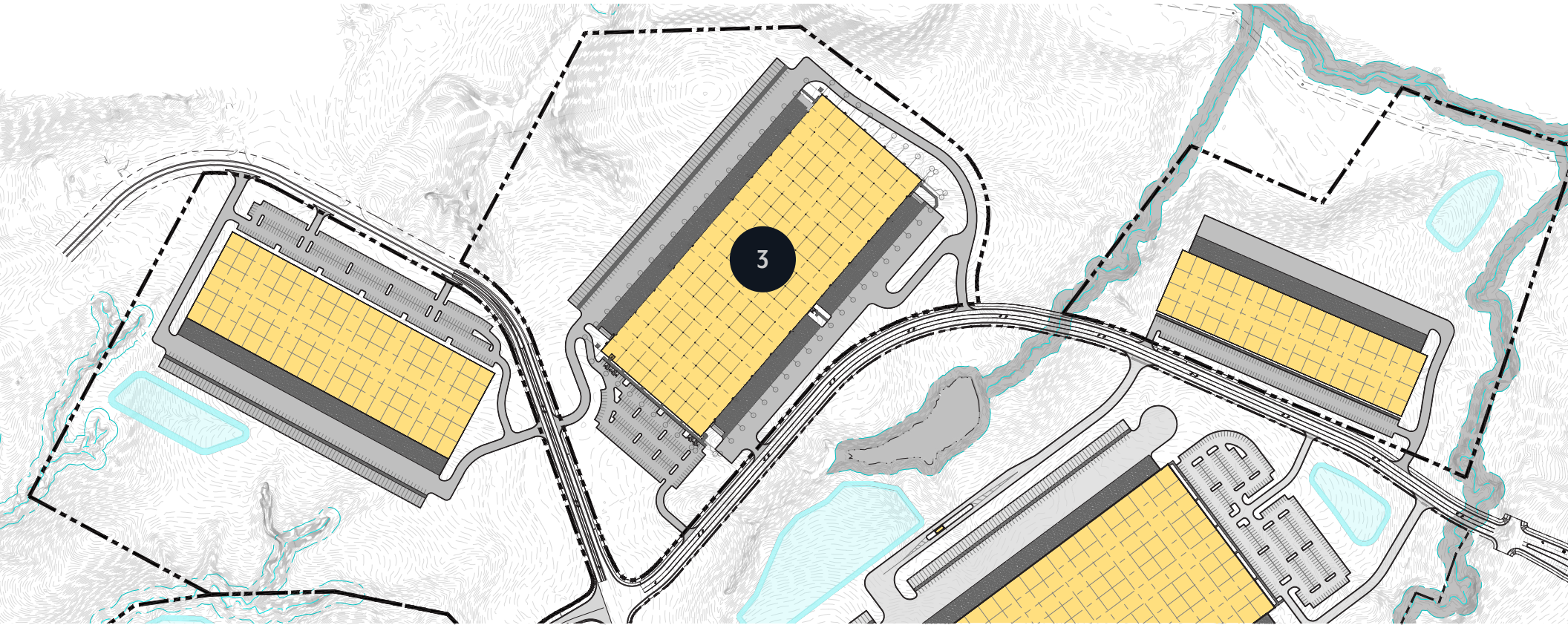
➤ SITE PLAN



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

BUILDING 3

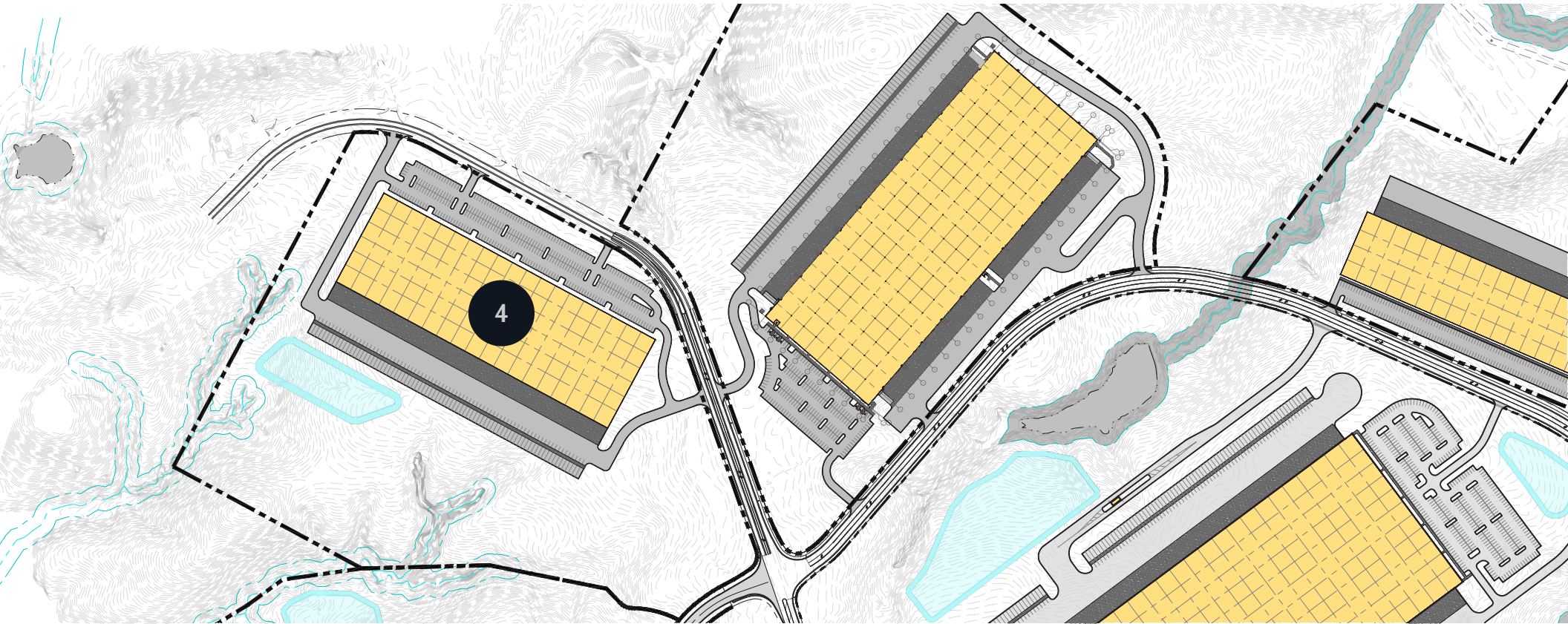
➤ SITE PLAN



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

BUILDING 4

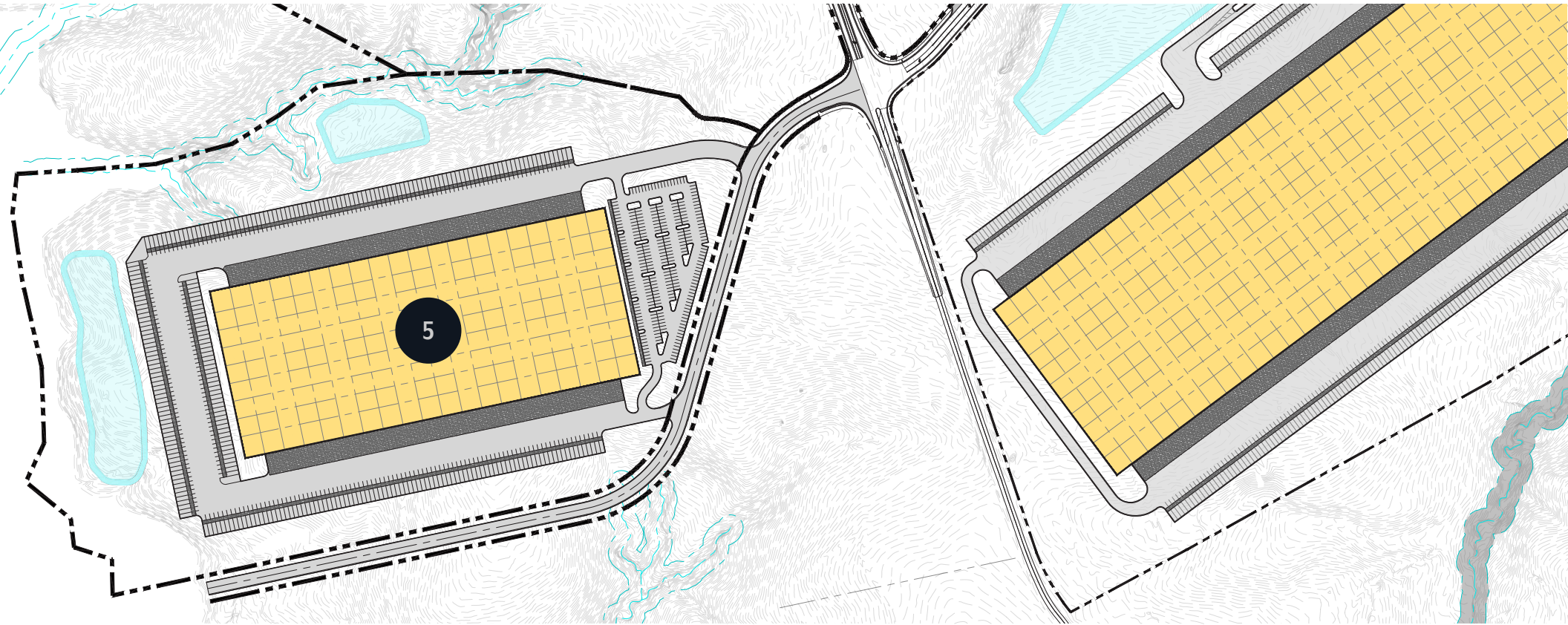
➤ SITE PLAN



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

BUILDING 5

➤ SITE PLAN



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

LARKIN REGIONAL COMMERCE PARK



➤ PROXIMITY MAP

