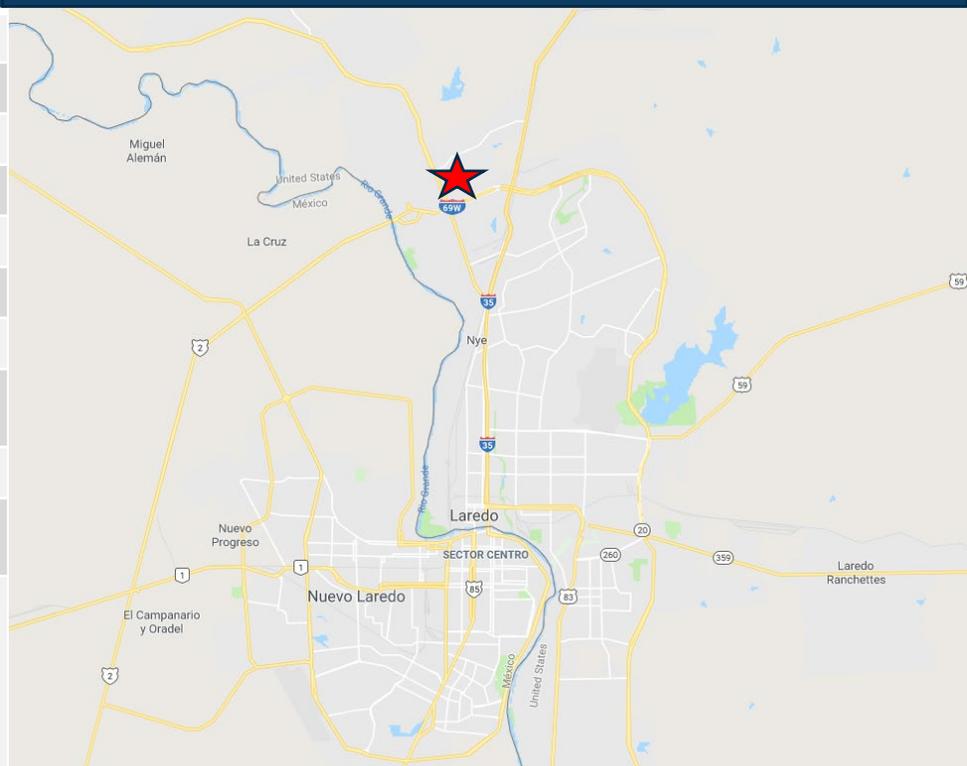




## Property Summary

Sq. Ft.	+/- 187,650
Acres	+/- 25.68
Loading Positions	79 (78 Dock-High; 1 Drive-In)
Dry Warehouse SF	+/- 109,184 SF
Cold Storage SF	+/- 59,878 SF (+/- 11,858 SF of freezer)
Office SF	+/- 6,730 SF
Clear Height	+/- 28'
Secure	Fenced – multiple employee and trailer ingress/egress points
Year Built	1999 (2012 Expansion)
Parking	Trailer: +/- 200 Spaces Employee: +/- 200 Spaces

## Proximity Map



Notes:  
Best-in-class cross-docked distribution center located +/- 2 miles from the World Trade Bridge, North America's busiest freight crossing.

The property is expandable by up to an additional +/- 60K SF. The existing dry warehouse can be converted to cold storage if required.