



2

DOCK  
DOORS

BTS

OFFICE

70%  
SAVE ON  
UTILITIES

\$  
LOWER  
LEASE RATES

ENERGY STAR  
PERFECT 100

S  
ON-SITE  
SERVICES

😊  
INCREASE  
PRODUCTIVITY

🏠  
MAXIMUM  
FLEXIBILITY

## WHAT OUR TENANTS ARE SAYING

*"In the dead of winter and summer, we're saving \$35,000 a month on our energy bills by being here."*

**CEO of Vanguard Packaging**

*"It's 70 and overcast everyday, regardless of what's going on outside. We load our trucks...unload our trucks in perfect weather conditions."*

**Joe Paris  
President of Paris Brothers**

*"The facilities at SubTropolis are a great solution... The consistent conditions and ability to easily expand were two key reasons we chose SubTropolis for our facility."*

**CEO and North American/Pacific Zone  
Director of Ceva Animal Health**

## BUILDING SPECS

**BUILDING SIZE:** 54,762± SF

**DOCK-HIGH DOORS:** 2 - (8'x10')

**DOCK LEVELERS:** 45,000 LB

**CEILING HEIGHT:** 12'±

**OFFICE SF:** BTS

**FIRE PROTECTION:** Fully Sprinklered

**BUILDING POWER:** 1,000 AMPS, 480V

**BUILDING LIGHTING:** LED

**TELECOMMUNICATIONS PROVIDERS:** AT&T

**FOREIGN TRADE ZONE:** Yes

**ENHANCED ENTERPRISE ZONE:** Yes

**ENERGY STAR:** Certified 100

