



**1**  
DOCK  
DOOR

**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

<b>BUILDING SIZE:</b>	4,365± SF
<b>DOCK-HIGH DOORS:</b>	1 - (8'x10')
<b>CEILING HEIGHT:</b>	12'±
<b>OFFICE SF:</b>	Build-To-Suit
<b>FIRE PROTECTION:</b>	Fully Sprinklered
<b>BUILDING POWER:</b>	1,000 AMPS, 480V
<b>BUILDING LIGHTING:</b>	LED
<b>TELECOMMUNICATIONS PROVIDERS:</b>	AT&T
<b>FOREIGN TRADE ZONE:</b>	Yes
<b>ENHANCED ENTERPRISE ZONE:</b>	Yes
<b>ENERGY STAR:</b>	Certified 100

