



3
DOCK
DOORS

2
DRIVE-IN
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:	54,000± SF
DOCK-HIGH DOORS:	3 - (8'x10')
DRIVE-IN DOORS:	1 - (8'x10') 1 - (10'x12')
DOCK LEVELERS:	45,000 LB
CEILING HEIGHT:	17'±
OFFICE SF:	Build-To-Suit
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

