

**COMING SOON TO MARKET~
NEW SPECULATIVE BUILDING IN CARROLL COUNTY!**

**49,496 SF Stand Alone Expandable Precast Building situated on this beautiful 10 Acre Site in the
HOOSIER HEARTLAND INDUSTRIAL PARK**

Available sf

49,496 sf Stand Alone Precast Building Built in
2024

Ceiling Height ft

32 ft clear height

HVAC

Powrmatic ARU (Air Rotation Unit) HVAC will
need to be added per requirements

(3) RTU loading zones have been figured into
the structural design of the roof

(5) louvers and (2) exhaust fans

Divisible

Currently not divided

Grade Level Doors

(1) Main storefront entry double doors

(6) 3'x7' walk doors

(1) 14' x 14' on grade overhead door

Building Class

Class B

Construction Type

Type II-B Construction

Building SF

49,496 sf Stand Alone Precast Building

Future Expansion SF

+/- 60,000 sf

Occupancy

S-I

Drive-In Size

(1) 14' x 14' on grade overhead door.

Column Spacing

50' x 50' center columns

Back bay is 60' deep

Number of Docks

Space for 4 future docks

Building Type

Building Material

Precast walls with a conventional roof system

Total Floor Area

49,496 sf

Number of Floors

1 floor, but the office area can be designed to
have a mezzanine

Building Dimensions

190' x 260'

Maximum Ceiling

32' Clear Height

Parking

Number of Parking Spaces

16 parking spaces

2 Handicap spaces

Sprinkler

Sprinkler Size

No sprinkler system is included, but we have
included an 8" riser entering the building.

Air Conditioning

N/A, but available with building loading as
additional

Heating System

Minimum ARU. Main system will need to be
designed by the final user

High Efficiency Lighting

Natural Daylighting on all walls

Lithonia LED lighting

Loading Docks

(4) Pits in place with no levelers - designed to
add dock levelers as needed

Dock Doors

(4) 8' wide x 9' tall Dock Doors

Bay Size

60' deep bay by 190' wide

Drive Doors

(1) 14' x 14' on grade overhead door

Floor Thickness

No concrete floor is included. Stone base is -
8". This will allow you to have up to an 8" concrete
slab.

Reinforced

Networked

