

# MERIDIAN INDUSTRIAL BUILDING B



## **BUILD-TO-SUIT OPPORTUNITY IN MERIDIAN BUSINESS PARK**

BUILDING B

PEORIA ST. AND AVIATOR WAY

SIZE – 50,000 SF

OFFICE SPACE – FLEXIBLE TO CLIENTS' NEEDS

LEASE RATE – TO QUOTE

T.I. – TO QUOTE

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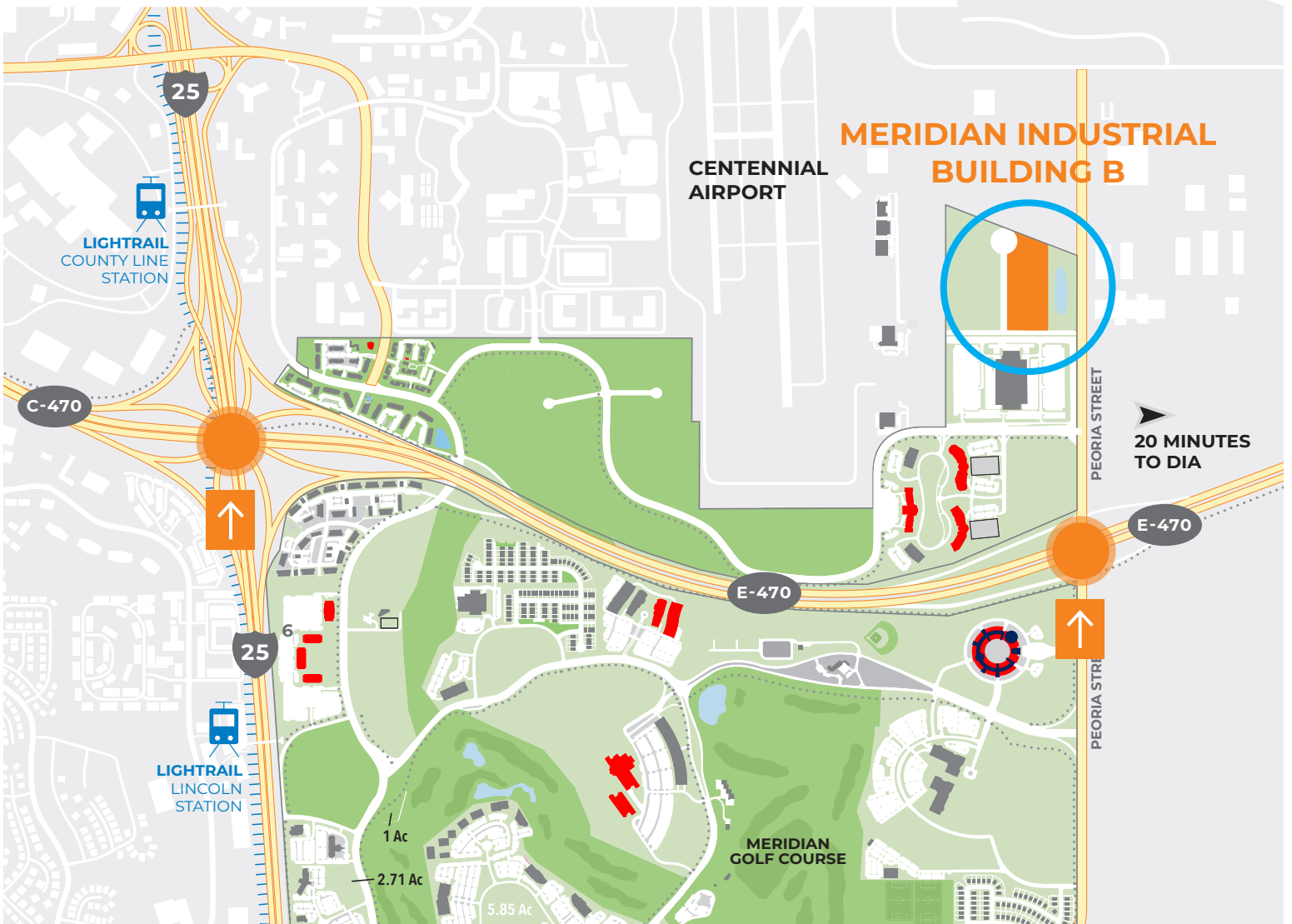
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## MERIDIAN BENEFITS:

- Within Meridian Business Park
- Quick-to-Market
- In-Place Utilities
- 2-mn. Direct Access to E-470

## DIRECT HIGHWAY ACCESS: E-470 TO I-25



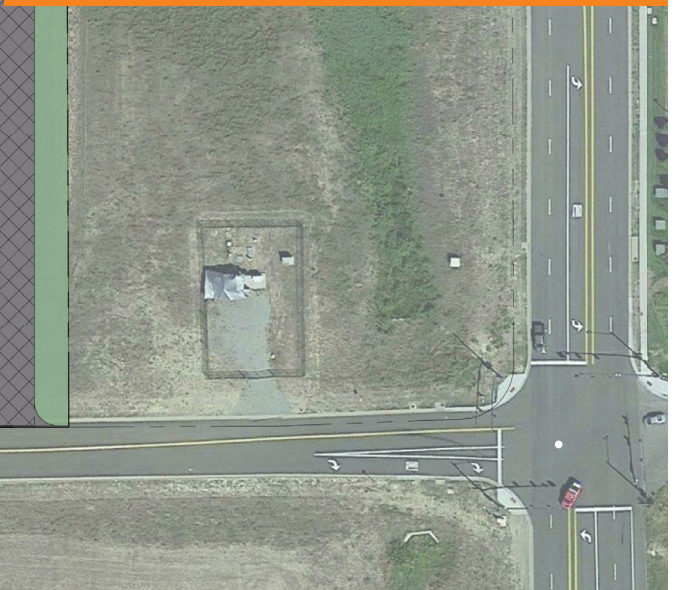


## SPECS:

- Approximately 5 acres
- 2:1000 Parking
- Build-to-Suit Opportunity
- 24'-32' Clear Height
- Divisible to 8,500 SF
- 160' Truck Court Depth
- 160' Building Depth
- 52' Column Spacing - Standard
- ESFR Fire Sprinkler System
- Power – 2,000 AMP, 277/480V 3Phase, 4 Wire Service (Empty Conduit is sufficient to support up to 5000 AMP from Main Line)
- (2) Drive In Doors – 12' x 14'
- (11) Dock Doors, 9' x 10'

## AMENITIES:

- Highway Visibility
- E-470 Tenant Signage Opportunities
- Direct Access from the E-470 Regional Bike Trail System
- Availability for Car Charging Stations
- Outdoor Amenity Space





# MERIDIAN



## CONTACT INFO

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