

GERMANN COMMERCE CENTER FOR SALE/LEASE

Land/Buildings or Build to Suit

PHASE I - 392,206 SF (5 BLDGS)
PHASE II - 629,508 SF (7 BLDGS)



VIDEO

22555, 22615, 22617, 22703, 22705 E. GERMANN ROAD



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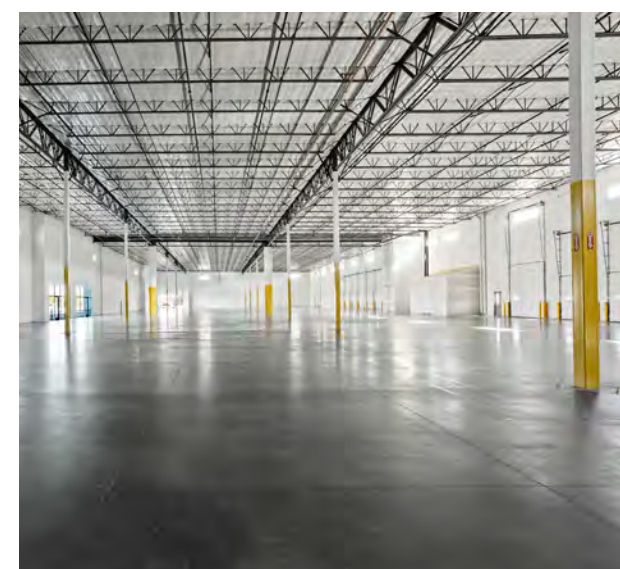
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PHASE I | 392,206 TOTAL SF



**PHASE II
POTENTIAL
+ 42 ACRE BUILD TO SUIT**



**THOMPSON
THRIFT**

**LEE &
ASSOCIATES**

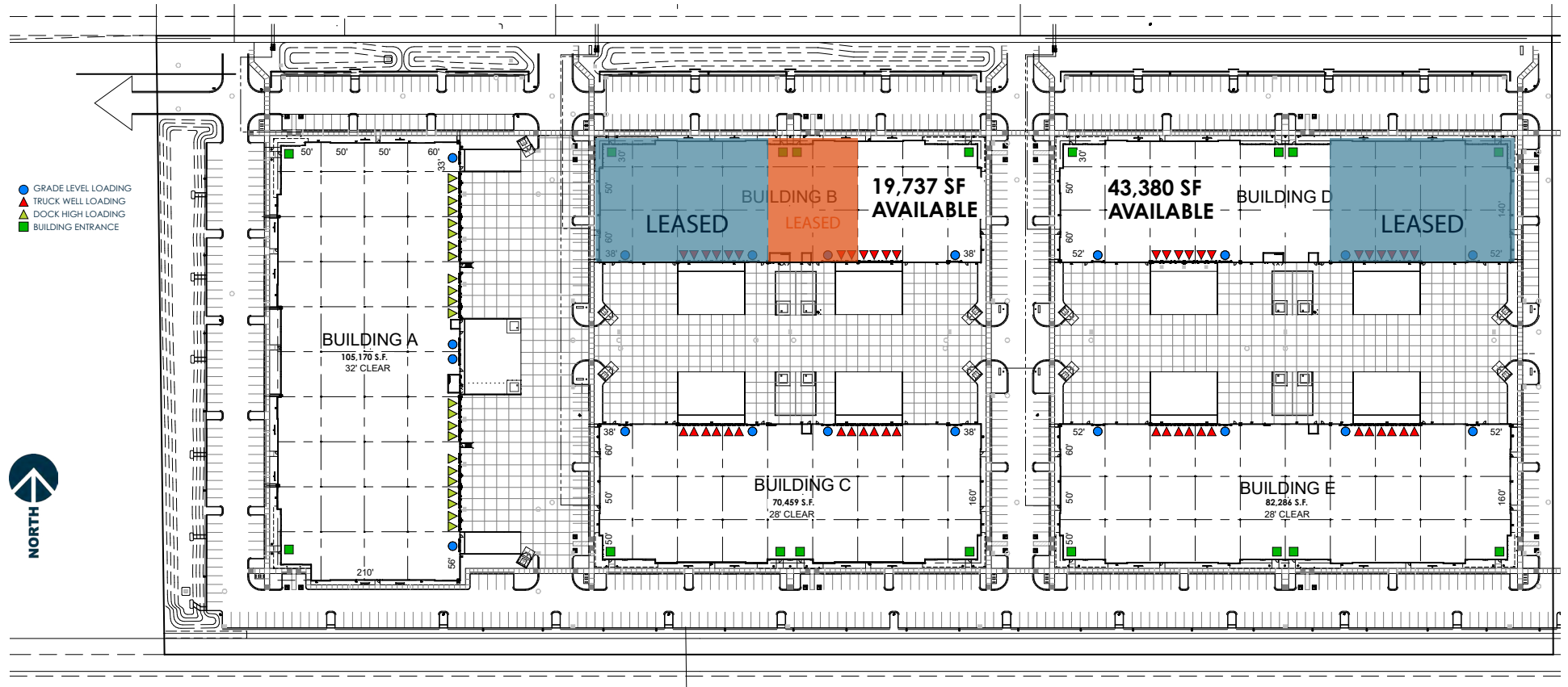
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SITE PLAN



BUILDING A

22555 E. GERMANN ROAD

105,170 SF

105,170 SF AVAILABLE

32' CLEAR HEIGHT

(4) GRADE RAMPS

(23) DOCK HIGH

210' DEEP

DIVISIBLE ±52,858 SF

4000 AMPS 277/480V

BUILDING B

22615 E. GERMANN ROAD

61,791 SF

19,737 SF AVAILABLE

28' CLEAR HEIGHT

(1) GRADE RAMP

(4) TRUCKWELLS

140' DEEP

DIVISIBLE ±14,560 SF

2000 AMPS 277/480V

BUILDING C

22617 E. GERMANN ROAD

70,459 SF

70,459 SF AVAILABLE

28' CLEAR HEIGHT

(4) GRADE RAMPS

(12) TRUCKWELLS

160' DEEP

DIVISIBLE ±16,640 SF

2000 AMPS 277/480V

BUILDING D

22703 E. GERMANN ROAD

72,500 SF

43,380 SF AVAILABLE

28' CLEAR HEIGHT

(2) GRADE RAMPS

(6) TRUCKWELLS

140' DEEP

DIVISIBLE ±14,560 SF

4000 AMPS 277/480V

BUILDING E

22705 E. GERMANN ROAD

82,286 SF

82,286 SF AVAILABLE

28' CLEAR HEIGHT

(4) GRADE RAMPS

(12) TRUCKWELLS

160' DEEP

DIVISIBLE ±16,640 SF

4000 AMPS 277/480V



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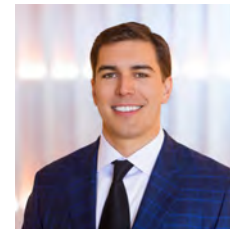
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