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)

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

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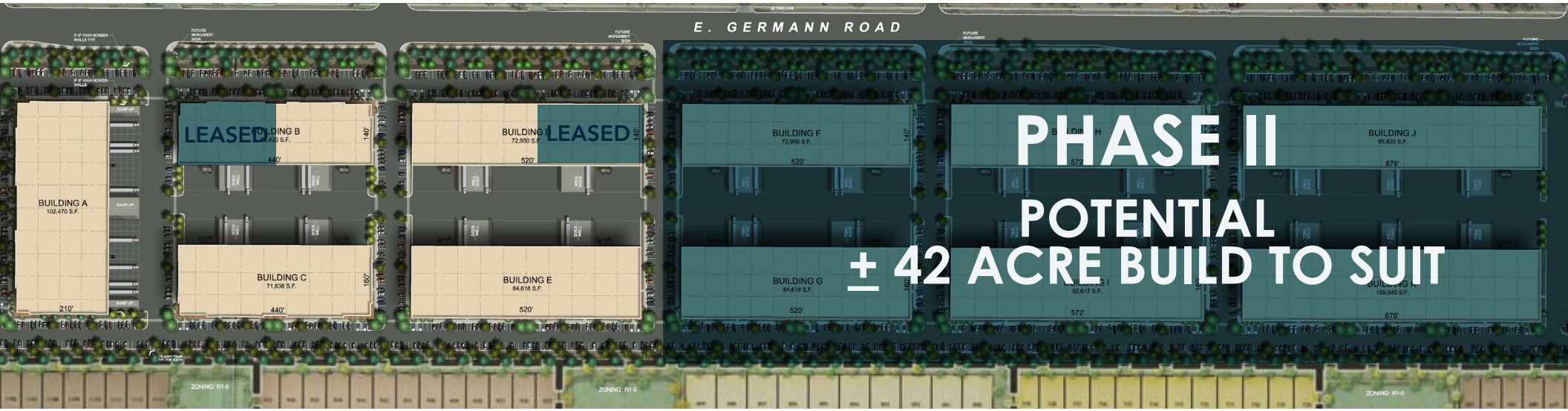
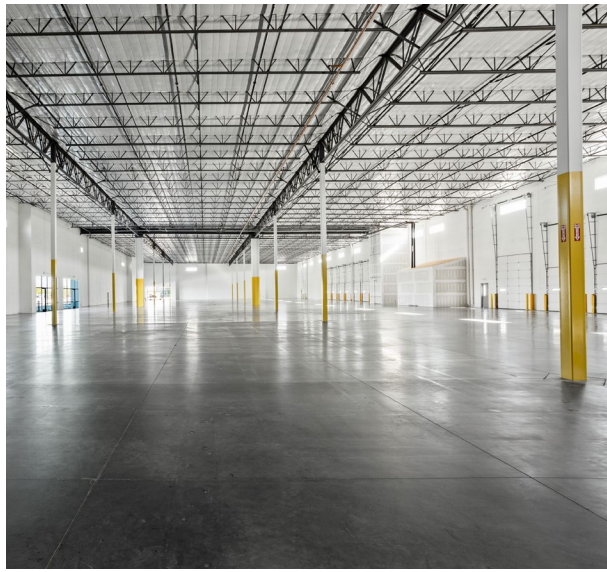
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PHASE I | 392,206 TOTAL SF





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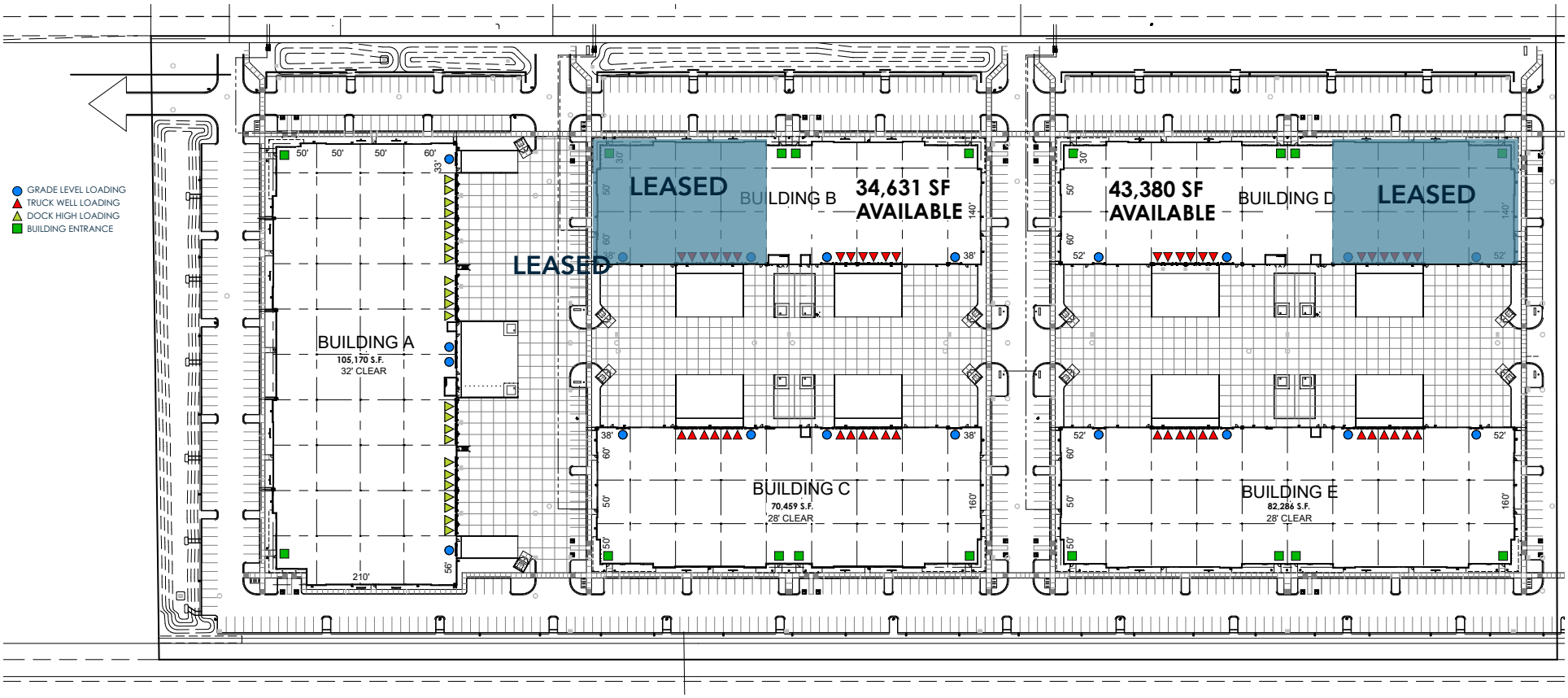
SITE PLAN



BUILDING A
22555 E. GERMANN ROAD
105,170 SF
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
28' CLEAR HEIGHT
4 GRADE RAMPS
12 TRUCKWELLS
140' DEEP
DIVISIBLE ±14,560 SF
2000 AMPS 277/480V

BUILDING C
22617 E. GERMANN ROAD
70,459 SF
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
28' CLEAR HEIGHT
4 GRADE RAMPS
12 TRUCKWELLS
140' DEEP
DIVISIBLE ±14,560 SF
4000 AMPS 277/480V

BUILDING E
22705 E. GERMANN ROAD
82,286 SF
28' CLEAR HEIGHT
4 GRADE RAMPS
12 TRUCKWELLS
160' DEEP
DIVISIBLE ±16,640 SF
4000 AMPS 277/480V

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