



1655 Reading Court



Property Overview

Business Park:	Milton South Business Park [Milton]
Address:	1655 Reading Court
Location:	Unit 1
Rentable Area (SF):	444,771
Description:	New construction located in Milton South Business Park. The building will include a 40' clear warehouse with LED lights, 58 shipping doors, 2 drive-in doors and parking for 154 trailers.
Availability:	December 1, 2022
Asking Rate:	\$9.95
Rental Rate Notes:	The following Net Rental Rate Structure is based on a ten-year (10) term and single-tenant occupancy: Year 1: \$9.95/SF/YR + 3.0% annual escalations
Additional Rent:	\$2.79
Additional Rent Breakdown:	Taxes* : \$1.79/SF/YR (2021 Estimate) Exterior Maintenance : \$0.53/SF/YR (2020 Estimate) Building Insurance : \$0.06/SF/YR (2021 Estimate) Office HVAC Replacement** : \$0.01/SF/YR Roof Replacement : \$0.40/SF/YR * based on commercial assessment ** based on an office area of 5,000 SF



Specifications

Space Type:	Industrial
Site Area:	23.44 acres
Rentable Area (SF):	444,771
Area Notes:	<p>Proposed Office: 5,000 SF Warehouse: 438,421 SF Electrical Room: 450 SF Sprinkler Room: 900 SF</p> <p>See the downloadable Floor Plan for configuration.</p>
Features:	<p>Clear Height: 40' to underside of steel Typical Bay Size: 56'-0" x 39'-4" Staging Bay Depth: 60' Slab Thickness: 8" Shipping Doors: 58 - 9'-0" x 10'-0" truck level doors Drive-in Doors: 2 - 12'-0" x 14'-0" Fire Protection: Early Suppression Fast Response (ESFR) System Power: 1,600 Amps</p> <p>* General Disclaimer: Tenant variables such as Storage Conditions and Configuration may require additional fire protection such as in-rack sprinklers and additional hose connections. Storage of High-hazard Commodities such as Expanded Plastics, Tires, Wood Pallets, and Flammable Liquids requires consultation with a qualified Fire Protection Consultant.</p>
Parking:	253 Cars; 154 Trailers

Location Map



Contact

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