

VALLEY RIDGE

9840 SOUTH 140TH STREET



Building & Lot Features:

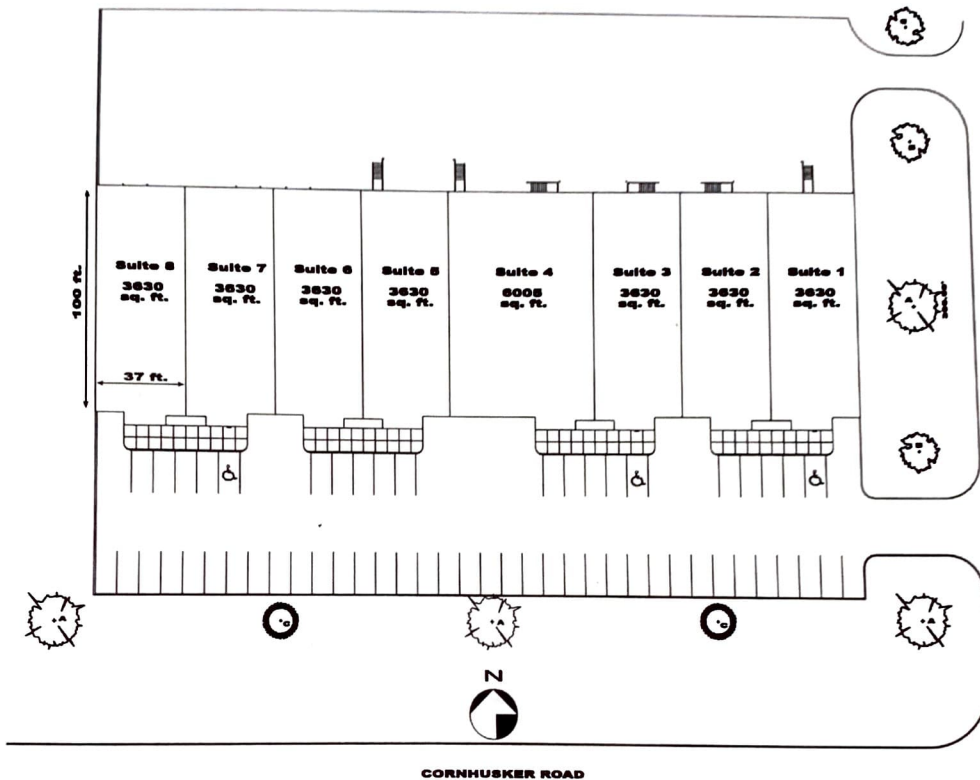
- Ideally suited for warehouse, sales, & service
- Masonry & steel construction
- 20 foot ceiling height
- Exterior lighting with photoelectric controls
- Pedestrian doors front & rear
- Gas heat
- Floor drain in each bay
- 120/208 volt 3-phase, 4-wire service, 200 AMP MLO panel
- 10' x 12' drive-in doors in front of each bay
- 12' x 14' drive-in door in rear of westerly 3 bays
- 8' x 9' dock high doors in rear of easterly 5 bays
- Electric door openers on all drive-in doors





VALLEY RIDGE

9840 SOUTH 140TH STREET



Building contains 31,415 square feet and has eight bays

- Suites 1 thru 3 each contain 3,630 square feet with Rear Overhead Door 1-8' x 9' dock hi and Front Drive-in Door 1-10' x 12'
- Suite 4 contains 6,005 square feet with Rear Overhead Door 2-8' x 9' dock hi and Front Drive-in Door 3-10' x 12'
- Suite 5 contains 3,630 square feet with Rear Overhead Door 2-8' x 9' dock hi and Front Drive-in Door 1-10' x 12'
- Suites 6 thru 8 each contain 3,630 square feet with Rear Overhead Door 1-12' x 14' dock hi and Front Drive-in Door 1-10' x 12'
- Bays may be combined for larger users

