

Large Storage & Distribution Space For Lease

600 Edwards Avenue, Elmwood Business Park



Building Description:

Large steel frame warehouse facility with concrete exterior walls comprising up to 441,313 sq. ft. Building is fully sprinklered and equipped with numerous dock height loading facilities and ground level access via ramps. Clear heights range from 14'4" to 27'1". Formerly used by Winn Dixie as a grocery warehouse for dry and cold storage but is no longer equipped for cold storage. Leasable spaces of 20,637 sq. ft. (with 5 dock height doors and 1 ramp and 15'-16' clear heights); 143,285 sq. ft. (former cold storage area) with up to twenty (20) dock height doors, including one with a ramp to ground level (clear heights 14'4" to 24'8"); 277,391 sq. ft. or 298,028 sq. ft. dock height space including up to twenty five (25) dock height loading doors (2 w/ramp to ground level) and clear heights ranging from 16'8" (lower bay section) to 27'1" (higher bay section); or total main building area of 441,313 sq. ft.

*See plat attached for building layout

Additional:

- Fully sprinklered
- Classified as Foreign Trade Zone from prior use by London Metal Exchange tenant
- Heavy floor load capability
- Abundant truck court area
- Potential to Lease adjacent acreage, paved or unpaved, all within fenced complex
- Security system in place

Available:

Major portion of building available immediately and some portions available upon 30-60 day notice due to temporary film-related leases.

Leasing Price:

Call for pricing



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REALTORS ■

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Property Photographs



