

## 150 Lee Avenue

Winchester, VA 22603

### Building Description:

- Total Gross Area 49,200 square feet
- Cooler Space 5,544 sq. ft.
- Freezer Spaces 9,828 sq. ft.
- 16 Truck Dock Doors
- 3 Drive-In Doors
- Bay Size 32' x 72'
- Warehouse Ceiling Height 20' Clearance
- Railroad Siding Available
- Ample Parking
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### Building Construction:

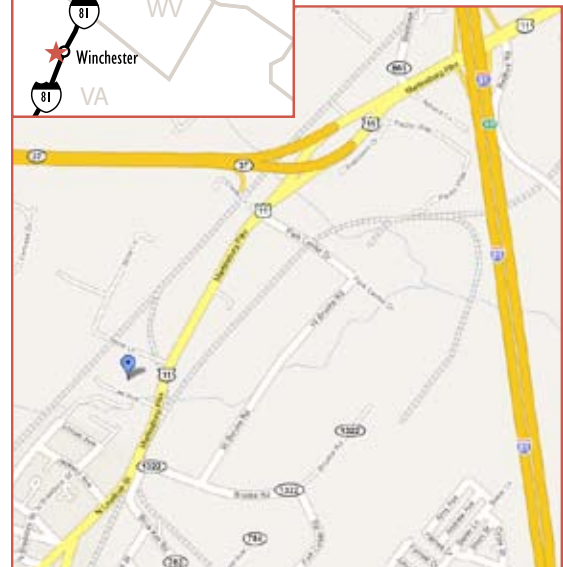
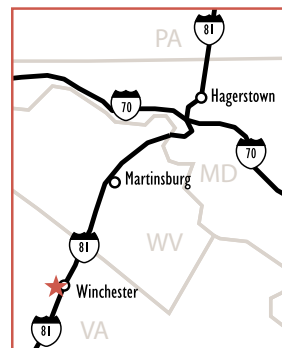
- Precast Prestressed Concrete Structure
- Insulated Concrete Wall Panels
- 2" Insulation with EPDM Roofing Over Precast Roof Deck
- Floor - 6" Concrete with Non-Metallic Hardener

### Utilities:

- Electric Allegheny Power 1,000 Amp Service 120/440v III Phase
- Gas: Shenandoah Gas Company Natural - 2"
- Water: Frederick County 12"
- Sewer: Frederick County 8"
- Fire Protection: Wet Pipe Sprinkler System
- Lighting: Metal Halide Lighting in Warehouse
- Heating: Gas Fired Unit Heaters
- 1,000 Amp Caterpillar Generator with Auto Transfer Switch
- Plus 120v/240v Volts III Phase Delta High Leg



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