


Project Description: The proposed Project would include the demolition of the existing five buildings (totaling approximately 433,000 square feet) and the construction of an approximately 510,110 square foot (sf) industrial concrete tilt-up building for warehouse/logistics uses, and a 25,000-sf ancillary truck workshop facility, together totaling 535,110 square feet. The Project would include 614 auto parking spaces, 215 trailer and/or container parking spaces and 109 dock loading doors. The warehouse building would have a 40-foot interior clear height.

The new industrial building is intended to be used for logistics and distribution purposes, and specifically as a fulfillment center and for cold storage. The facility will also include an office and mezzanine area. On-site activities will include the following: general industrial/warehouse with refrigeration and cold storage component for the purposes of receiving, storing, shipping of food and/or beverage products, storage, distribution, and/or consolidation of manufactured goods, and last-mile fulfillment and delivery. The office space is intended to be used for office uses ancillary to the warehouse operations. The 25,000-sf truck workshop building would be ancillary to the warehouse/distribution/logistics operation for purposes of maintaining a truck or van fleet, trailers, and associated equipment operating the facility. The proposed facility is intended to operate 24 hours a day, 7 days a week.

The main proposed industrial building would reach a maximum height of 55 feet above grade. The building would include concrete tilt up panels on all sides of the building. The southeast and/or southwest side of the building would be the entrance to the office component and would include glazed windows, metal side paneling, enhanced exterior building materials and building modulation. All exterior and interior glazing would be tempered with vision glass and spandrel glass at the main entryways and around the perimeter of the building. In addition, the Project would include enhanced exterior building materials, landscaping totaling 10.2 percent of the site area, and a perimeter screen wall.

Date: April 22, 2022

Signature: 
Title: Senior Planner
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Project Location



Future Unlimited

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