

TAMBONE TRADITION

SITE-PLAN APPROVED, CONSTRUCTION-READY, STATE-OF-THE-ART

62,750 SF OFFICE / WAREHOUSE BUILDING



LOCATED IN

TRADITION CENTER FOR COMMERCE'S NEWEST COMMERCE PARK

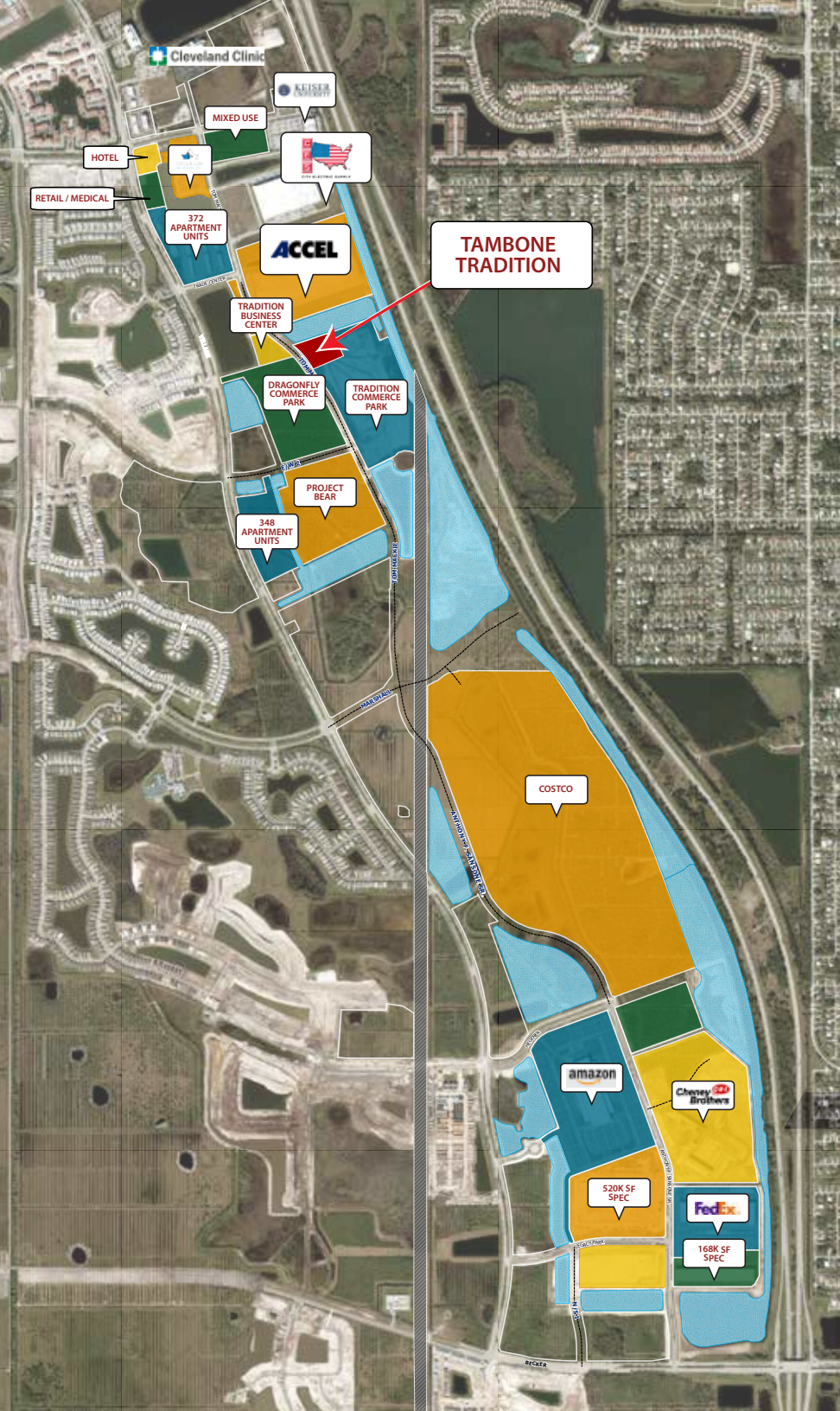
CUSTOMIZABLE TO FIT ANY REQUIREMENT

FEATURES

- 24-rear loading bay doors with business front entrances on opposite side.
- Subdividable space with a depth of 135'
- 1 Building Bay with a depth of 175'
- Flexible Interior Clear Height; up to 36'
- 100 parking spaces w/ opportunities to increase depending on end-user requirements
- Option to construct a building that is either dock-height or on-grade with depressed truck well
- Building can be divided into multiple tenant spaces if desired with individual signage



FOR MORE INFORMATION, VISIT [TAMBONE.COM](https://www.tambone.com)



Discover this Site Plan approved, and construction ready state of the art 62,750 SF Office/Warehouse building located within the flourishing and strategically located Tradition Center for Commerce Park. Be part of the expansive list of existing tenants that includes TAMCO, Amazon, Cheney Brothers, and FedEx. Convenient public infrastructure that includes dual site entrances from the recently completed Tom Mackie Boulevard in addition to water, sewer, gas, electric, and fiber communications.

Surrounding Projects in the Tradition Center for Commerce Include:

- Project Bear: 300,000 SF Build-to-Suit
- City Electric / TAMCO: 400,000 SF Manufacturing Facility
- Accel Intl: 150,000 SF Manufacturing Facility
- Oculus Surgical: 55,000 SF Manufacturing Facility
- Multi-Family Rental Complexes - 372 Units & 348 Units
- Cheney Brothers, Inc.: 367,000 SF Distribution Facility
- Amazon: 220,000 SF Delivery Center
- FedEx: 245,000 SF Sorting Facility
- Over 700,000 SF of Speculative Industrial Building
- Project Everset: 1,871,000 SF Distribution Center
- Tradition Business Center: 34,000 SF Office / Warehouse
- Tradition Commerce Park: 40 AC Build-to-Suit Park
- Hotels
- Retail / Medical Facilities

THE AREA

142,000

LABOR FORCE

5.5%

CORPORATE
INCOME TAX

44

MEDIAN AGE

0%

STATE
INCOME TAX

\$52,330

HOUSEHOLD INCOME

4.2%

UNEMPLOYMENT
RATE

345,000

POPULATION 2023 (EST)

The population growth between 2010 and 2016 was **10.3%**. This is significantly higher than the national average of 4.7%.

