



**River Bend Center: River Bend 4**  
High Tech Manufacturing and Distribution

**River Bend 4** features extremely high ceilings and reinforced floors to accommodate light manufacturing and/or product distribution. River Bend 4 features multiple loading docks, oversized freight elevators, and vast open spaces to facilitate easy logistics management.

**Amenities:**

- Floor loading of 250 lbs/sq ft on second floor
- 47' ceilings in warehouse area (8' in offices)
- Ideal for manufacturing or distribution centers
- Emergency generator
- Open floor space
- Oversized freight elevator

<b>Space</b>	<b>Building</b>	<b>Available</b>
Floor 1	59,716 SF	0 SF
Floor 2	17,767 SF	0 SF
<b>Total</b>	<b>77,483 SF</b>	<b>0 SF</b>

**BUILDING SPECIFICATIONS**

Number of Floors	4
Parking Spaces	1,457 spaces on campus (4/1,000 sq. ft.)
Floor Loading	250 lbs./sq. ft.
Foundation	Concrete
Exterior	Block and Steel Siding
Roof	Metal
HVAC	Gas Heat; 22 internal units (A/C only), 25 hanging gas heat units
Electrical System	3 phase; 480 volt; 2000 Amps
Generators	1
Elevators	1 + 1 freight
Loading Docks	5 docks, 1 ramp
Fire Sprinkler System	Yes, with fire pump

<b>Ceiling Height</b>	<b>Feet</b>	<b>Meters</b>
To Finished Ceiling	47' 0"	14.3
To Deck	12' 6"	3.8
To Under Steel	11' 0"	3.4

For more information on leasing at River Bend Center, or to schedule a tour, please contact our Property Manager Jonathan Turner at (203) 359-7657.

**River Bend Center, LLC**  
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