

INDUSTRIAL BUILDING TOO: The Journal Center may be a hub of office construction these days, but there are still some industrial buildings going up.

Construction began last week on a 26,400-square-foot warehouse or distribution building on a four-acre site at 3901 Masthead NE, south of Jefferson. Clay Gooden, president of Star Construction, is both the developer and builder.

The two-phase project cost is \$1.8 million, not including tenant improvements, said Joe Azar, who is marketing the building with Alex Hudson at Grubb & Ellis. Once the first building is leased, construction will begin on a second one of the same size.

Designed by architect Claudio Vigil, each warehouse building will have 12 dock-high doors, eight ramp entrances with drive-in access, and 24-foot-high ceilings. As an industrial property, the asking lease rate is \$6.50 a square foot.

While there are a few industrial buildings going up at the Journal Center, Hudson said, "There's a limited amount of it. ... The rest will be offices."