



## SHELL BUILDING

- Single-level Concrete Tilt Building
- Use: Distribution/Manufacturing/Warehouse
- Occupancy: B/S-1
- Construction Type: V-B
- Roof: Class A TPO with R-38 insulation with wood hybrid roof structure
- Exterior Walls: R-13 batt insulation w/ scrim pinned from 10' AFF to roof deck
- 9.5" thick tilt wall construction
- 4,000 PSI slab on grade
- 7" concrete on 4" ABC w/vapor barrier at front bays
- 60' Speed Bays
- 100% HVAC
- Interior column spacing 52' x 50'
- Storefront entry glazing and clerestory windows front/sides
- 1" insulated high-performance glass, anodized aluminum frames

## ELECTRICAL

- SES 3000A 277/480 3-Phz Nema 3R rated
- Meter section w/4 each - 800A
- LED Site Lighting
- Telco 2" conduits to building adjacent SES

## PLUMBING

- 4" domestic water meter w/4" line to building (12" water loop onsite)
- (3) 6" sewer line to building (east, west, center)
- 4" Gas line

## FIRE SPRINKLERS

- Fire Protection: ESFR automatic sprinkler system
- Fire pump in Building 4

## PARKING

- ±335 vehicle parking spaces
- ±57 trailer parking spaces

## SF & DIMENSIONS

- ±309,734 Total RSF
- ±36' Clear Height
- (76) 9' w x 10' h overhead doors at dock height
- (8) 12' w x 14' h overhead doors at grade
- (9) 35K-LB dock levelers

## INTERIOR BUILDOUT

- ±3,257 SF spec suite with premium finishes
- (3) private offices
- (1) conference room
- Reception Area
- Open office seating area
- Breakroom | Phone Room | IT Room | Storage
- Multiple restrooms to serve office | separate restrooms for warehouse

