



Not to scale; subject to change 

- ▲ Dock Height Overhead Doors
- Grade-Level Overhead Doors
- ◻ 35K-LB Dock Levels

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" thick tilt wall construction
- 4,000 PSI slab on grade
- 6" 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

SF & DIMENSIONS

- ±165,295 Total RSF
- ±32' Clear Height
- (33) 9' w x 10' h overhead doors at dock height
- (6) 12' w x 14' h overhead doors at grade
- (6) 35K-LB dock levelers

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)
- 6" sewer line to building
- 4" Gas line

FIRE SPRINKLERS

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

PARKING

- ±176 vehicle parking spaces

INTERIOR BUILDOUT

- (2) ±2,404 SF spec suite with premium finishes
- (2) private offices
- (1) conference room
- Reception Area
- Open office seating area
- Breakroom | IT Room | Storage
- Multiple restrooms to serve office | separate restrooms for warehouse

