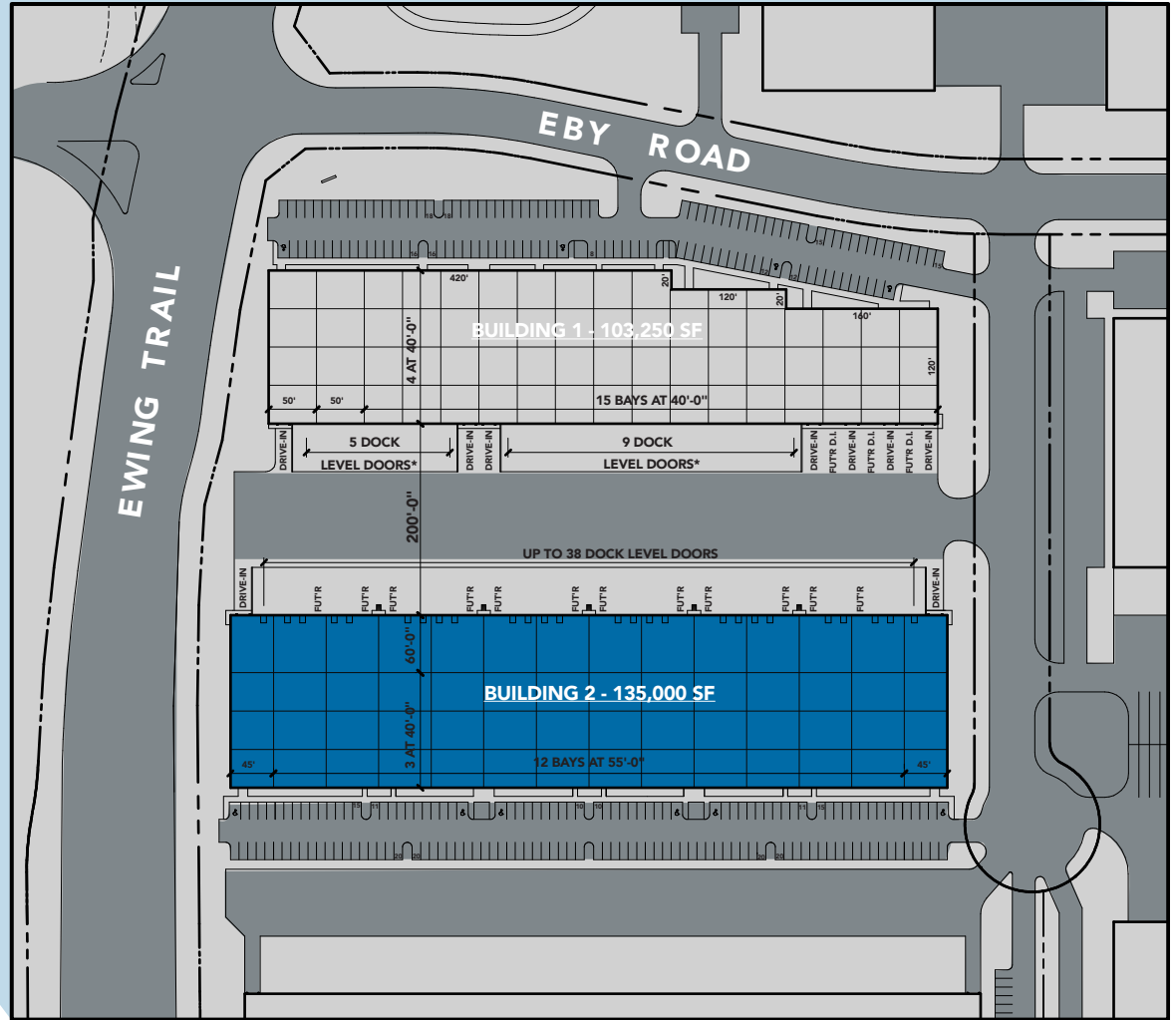
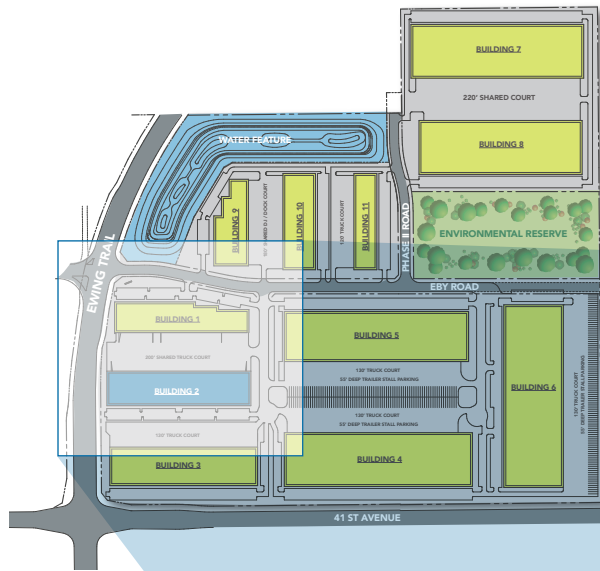




LEASING BROCHURE BUILDING 2





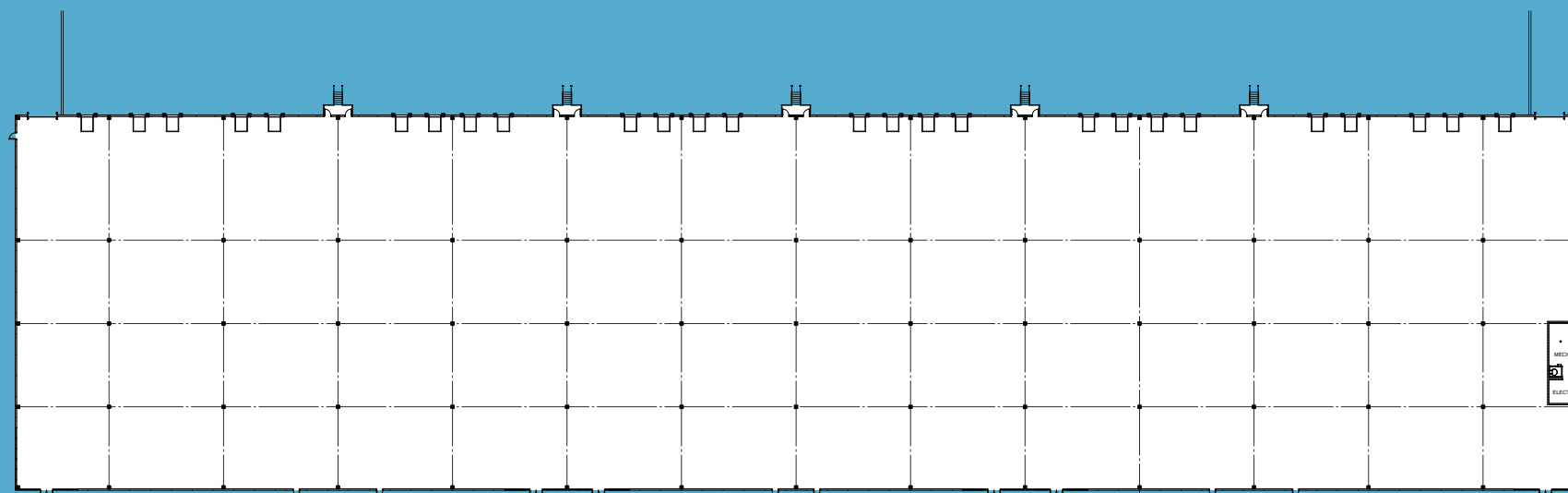
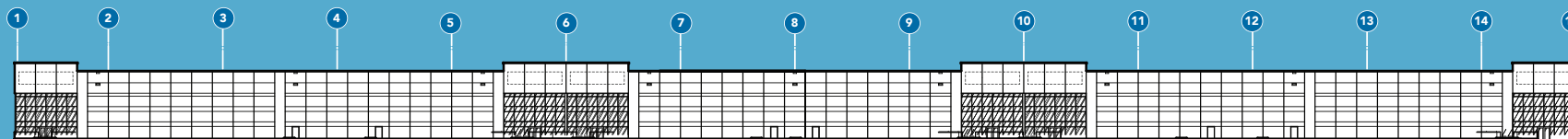




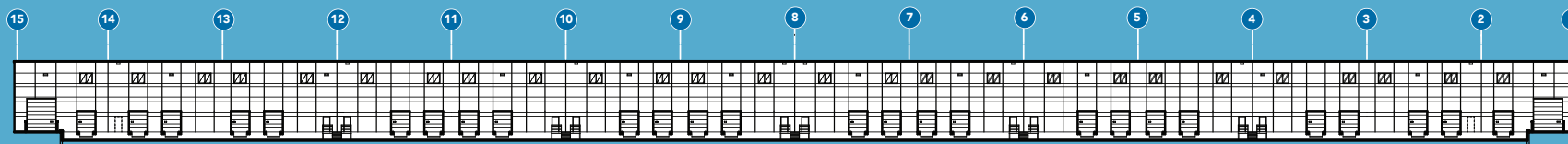
BUILDING 2



SOUTH ELEVATION



NORTH ELEVATION



PROJECT SIZE:

Total Building: 135,000 SF
Min. Bay Size: 19,800 SF

BAR JOIST CLEAR HEIGHT:

28'-0"

COLUMN SPACING:

55' x 40' typical with 60' deep staging bay

ENCLOSURE MATERIALS:

Walls: Full height insulated (R-15) stained pre-cast concrete panels.
Roof: EPDM membrane ballasted single ply roof over R-30 insulation and metal decking.

CONCRETE SLAB-ON-GRADE:

7", 25 Mpa concrete with 25 kg/m³ steel fiber reinforcing, over 6" crushed gravel. Ashford formula sealer.

WAREHOUSE MECHANICAL:

Ceiling-mounted gas-fired unit heaters and destratification fans. Gas fired radiant heaters along the north dock wall, heat-recovery ventilation units.

DRIVE-IN DOOR QUANTITY:

Two (2) - 14' x 16' electrically operated drive-in doors including 12" x 24" vision panels.

DOCK DOORS AND EQUIPMENT:

Twenty Six (26) - 9' x 10' dock doors including vision panel, equipped with 6' x 8' - 40,000lb hydraulic dock levelers, 16" lip, adjustable curtain seals and bumpers. Twelve (12) knock out panels for future truck docks.

TRUCK DOCK APRON:

50' wide 8" thick concrete truck apron along the dock wall.

AUTO PARKING:

130 parking spaces provided.

ELECTRICAL SERVICE:

2000 amp, 347/600 Volt, 3 Phase, 4 wire main service.

WAREHOUSE LIGHTING:

LED fixtures with motion sensors.

FIRE PROTECTION:

ESFR system with fire pump.

FOR MORE INFORMATION CONTACT:

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