

**PROPERTY**

- › Landscaped property with planting trees and shrubs, lawn sprinkler systems.
- › Ample Parking.

**FIRE PROTECTION**

- › Wet-type automatic sprinkler system

**OVERHEAD DOORS**

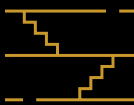
- › One insulated overhead door at each unit 12' X 13' (approx.) with grade level loading.

**ROOFING**

- › Insulated TPO roof.

**HEATING AND VENTILLATION**

- › Each unit to have Three Tons HVAC Unit.
- › Gas Fired Fan Force Heater in Warehouse.

**PRECAST CONCRETE**

- › 10" insulated concrete panels both in office area and warehouse area. (Exterior walls only).

**ELECTRICAL**

- › 100 AMP, 600 Volt 3 Phase 3 wire electrical service.

**CONCRETE FLOORS**

- › 4" floor slabs at warehouse and 8"-12" floor slabs at office.

**ZONING**

- › Prestige Industrial (PI)

LANDSCAPING

- › Planting trees and shrubs.
- › Lawn sprinkler system.
- › Retaining walls on North and South (East / West) property lines.
- › Sidewalks in concrete.

CONCRETE FLOORS

- › 4” floor slabs at warehouse.
- › 8-12” floor slabs at office.
- › Concrete topping on mezzanine.

STOREFRONT SYSTEM

- › Commercial Storefront System designed to control climate and save energy
- › Front entrance aluminum doors

FIRE PROTECTION

- › Wet-type automatic sprinkler system

PRECAST CONCRETE

- › 10” insulated concrete panels both in office area and warehouse area. (Exterior walls only)

DRYWALL PARTITIONS

- › For electrical and mechanical rooms.
- › Fire-related heavy gauge steel stud (fiberglass insulated) for all demising walls.

HEATING & VENTILATION

- › Each unit to have Three Tons HVAC Unit.
- › Gas Fired Fan Force Heater in Warehouse
- › Two additional roof cones
- › No duct distribution

STRUCTURAL STEEL

- › Structural steel frame with open well steel joists min 21’ clear to underside of joists/ beams.

PLUMBING & DRAINAGE

- › Provide roof drainage with control flow drains.
- › Rough plumbing in floor slab to each unit.
- › Provide a 1” valved water line to each unit.

ELECTRICAL

- › 100 AMP, 600 Volt 3 Phase 3 wire electrical service.
- › Empty conduit to each unit for telephone and data.

OVERHEAD DOORS

- › Provide one insulated overhead door at each unit 12’ X 13’ (Approx.)

WAREHOUSE EXIT DOORS

- › Insulated hollow metal doors, with closers.

ROOFING

- › Insulated White TPO roof.