

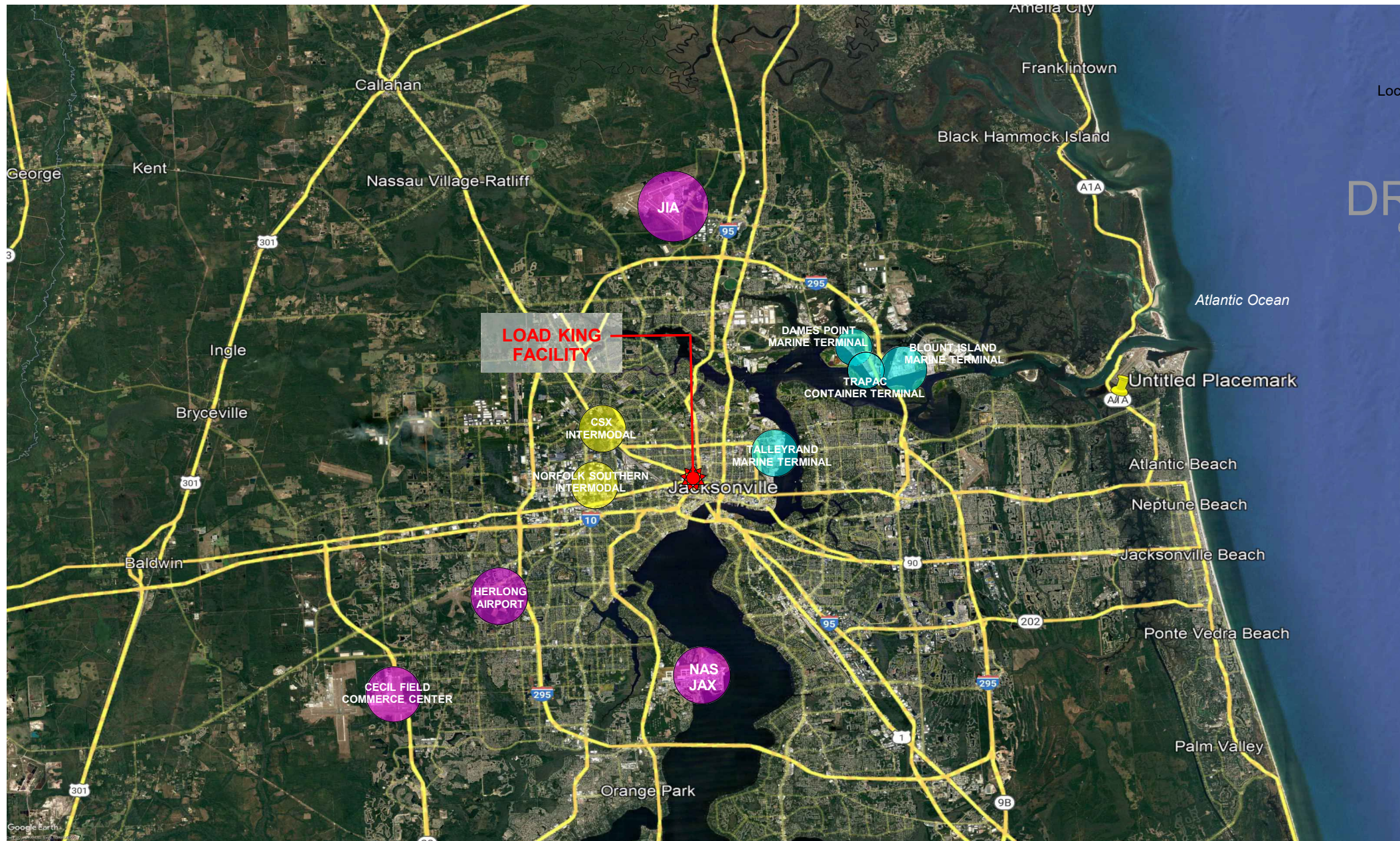


LOAD KING
KING OF INNOVATION

Location/ Vicinity

DRAFT

6-30-22



A
Sheet-1



North

Prepared By:



Planning & Landmark Assessment
904-363-9341, burkedesign@gmail.com
www.burkedesign.com

June 28, 2022

V i s i o n P l a n n i n g

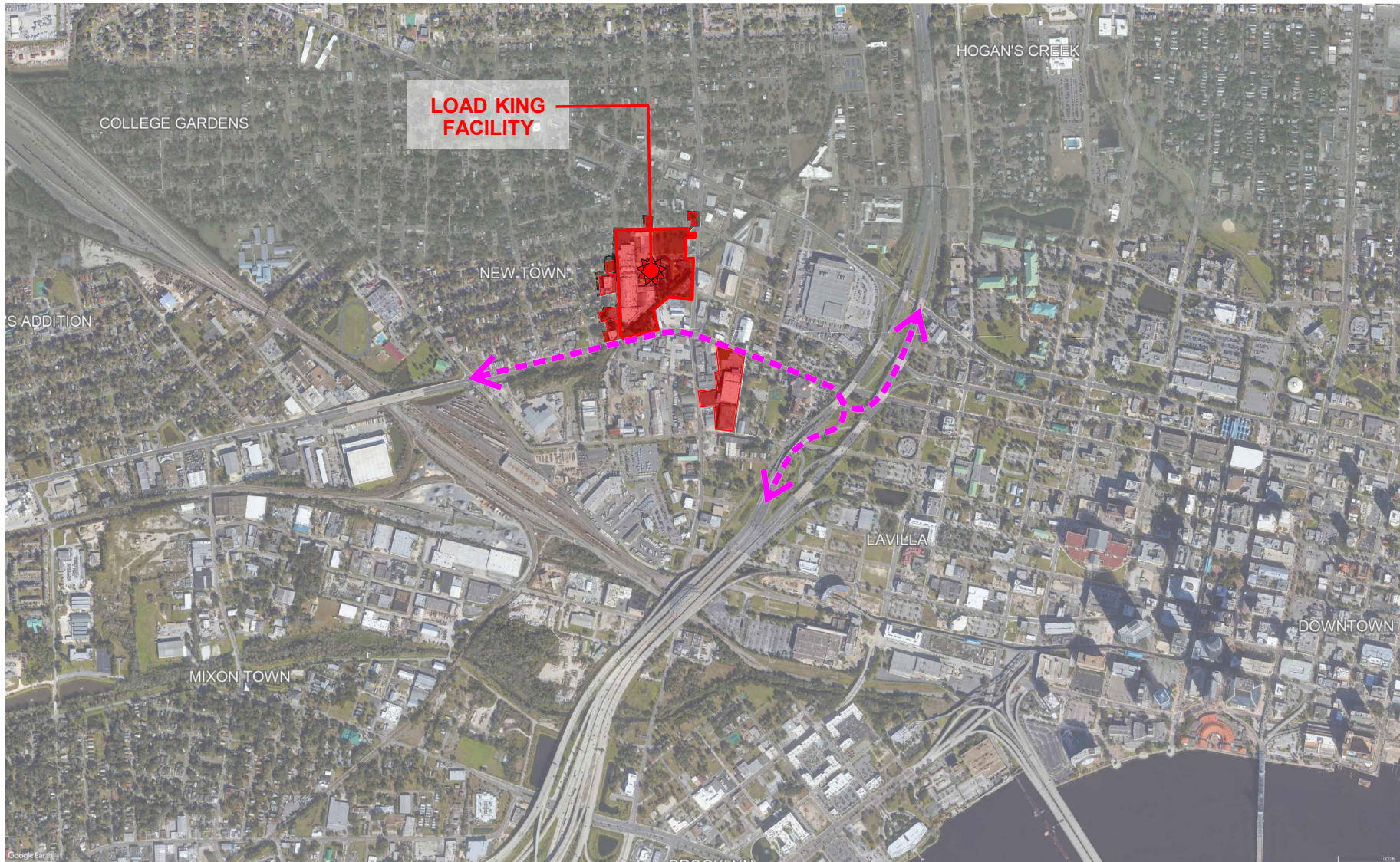


LOAD KING
KING OF INNOVATION

Shipping-Transportation
Links-2

DRAFT

6-30-22

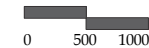


C

Sheet-3



North



Graphic Scale

Scale: 1"=500' For 22 x 34 Format

Note: All Areas/Acreage Shown Are Approximate.

Prepared By:



904-363-9341, burkedesign@gmail.com

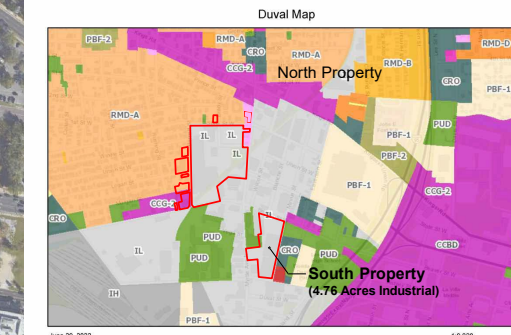
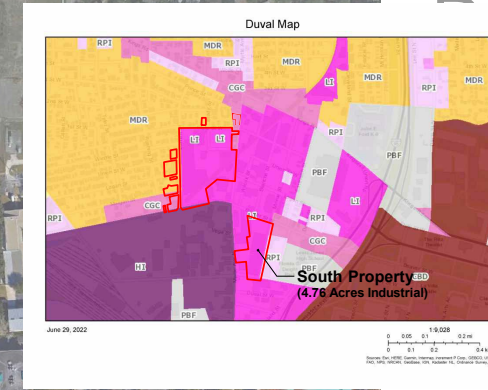
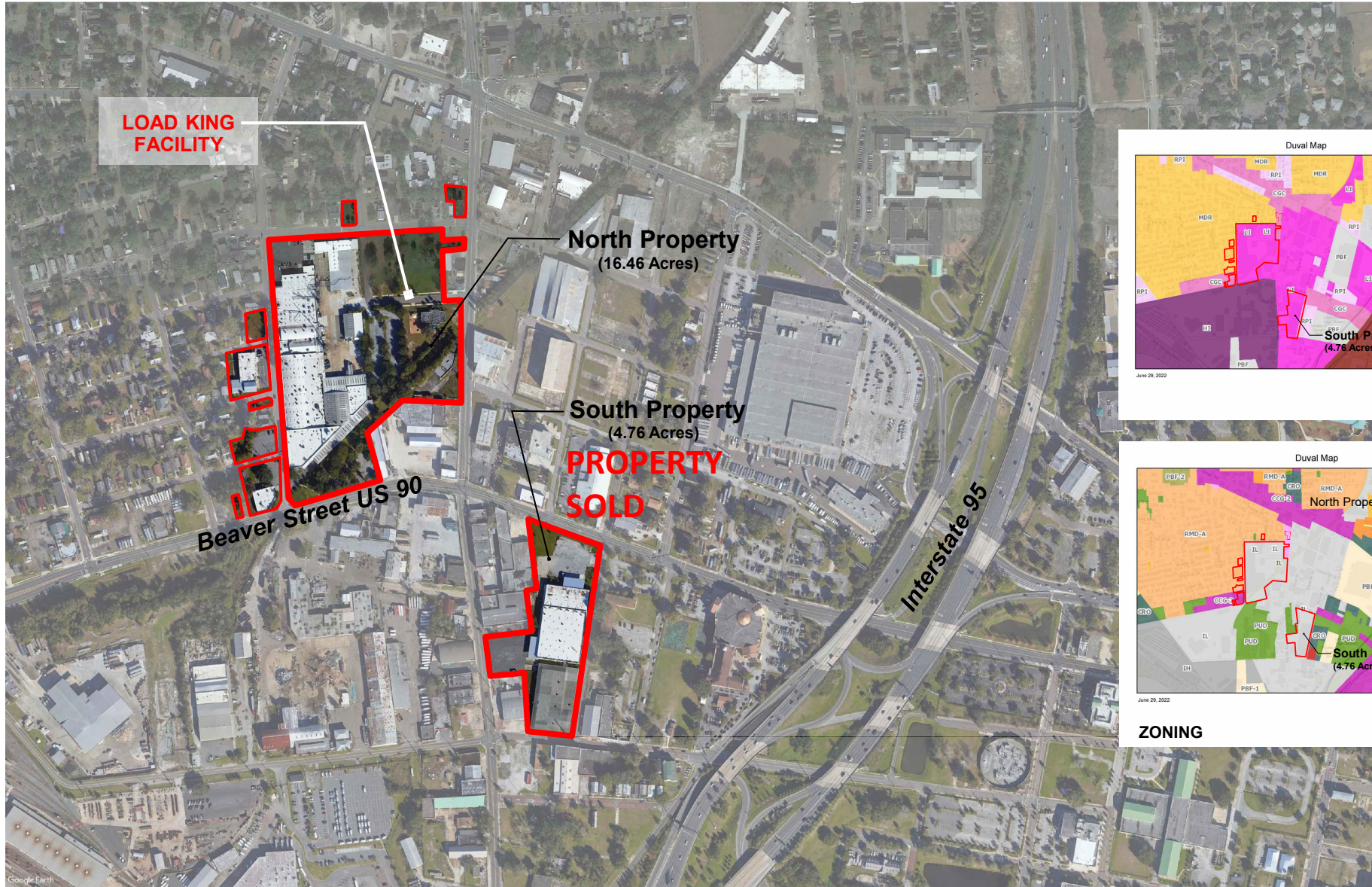
www.burkedesign.com

June 28, 2022



LOAD KING
 KING OF INNOVATION
 LK Ownership
 Map

DRAFT
 -30-22



ZONING



0 200 400
 Graphic Scale

Scale: 1"=100' For 22 x 34 Format
 Note: All Areas/Acreage Shown Are Approximate.

Prepared By:



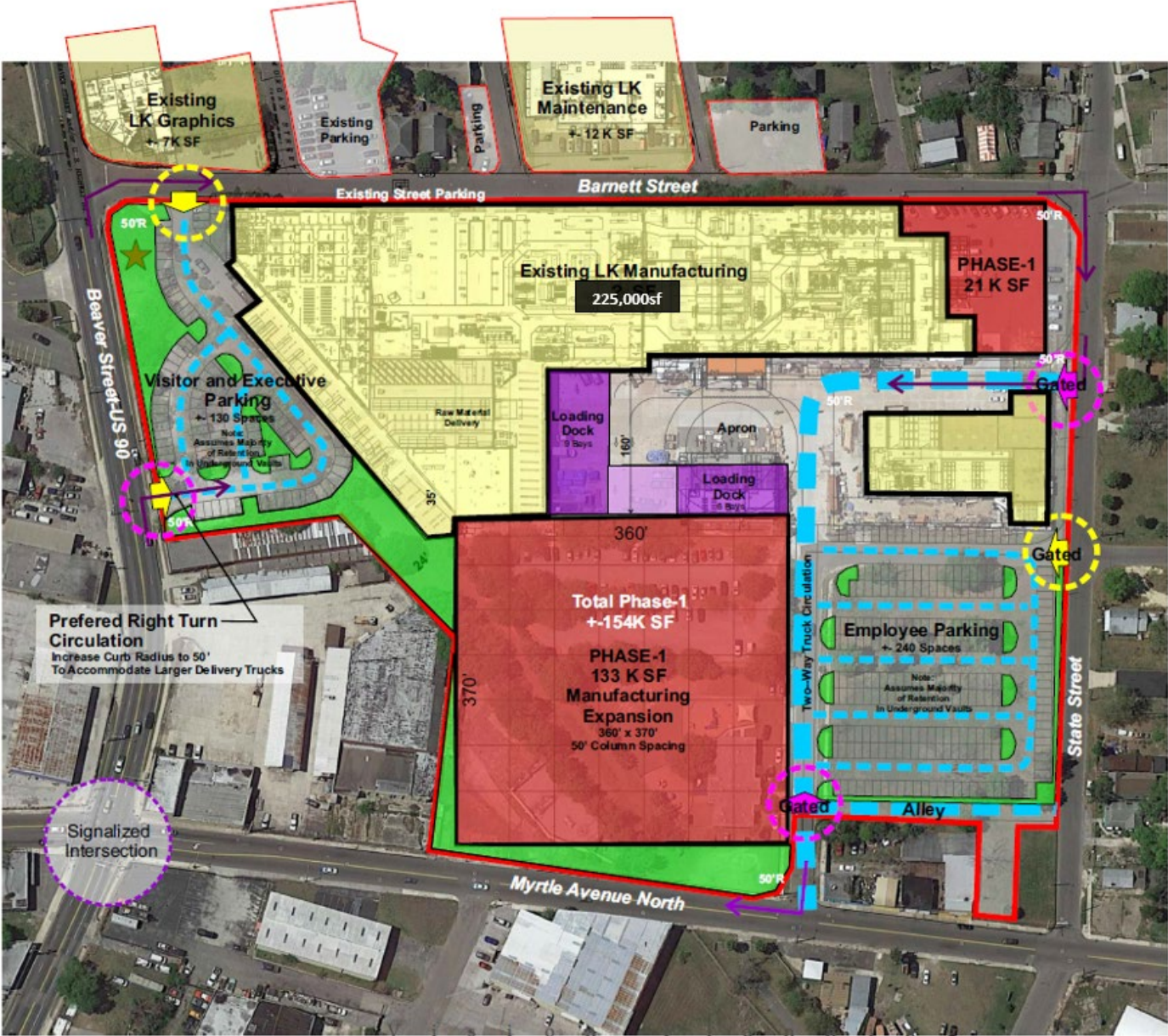
904-363-9341, burkedesign@gmail.com
 www.burkedesign.com
 June 28, 2022

Mapping out the Future

Ready For Expansion



Mapping out the Future



Ready For Expansion

Main Plant Expansion Concept I

- Phase 1
 - *Addition of 154,000sf*
- Current + Expansion SF:
 - 379,000sf

Key Notes:

- Upgrade to existing dock and new dock integrated into new building.
- North end intended for high volume case goods production.
- Production plan to determine heights and column spacing.
- Zero Lot Line
- No Height Restrictions

Current Land Owned including expansion (12.7 acres)

Total Land Square Footage

- | | | |
|------------------------------------|---------|-----------|
| • Beaver St. Mfg. Plant (4 bldgs.) | 365,904 | 8.4 acres |
| • Land for expansion | 188,180 | 4.3 acres |

TOTAL LAND SQUARE FOOTAGE	544,601	12.7 acres
----------------------------------	----------------	-------------------

Current Building Square Footage

Total Bldg. Square Footage

- **Beaver Street Mfg. Plant** **247,501**
 - Manufacturing/warehouse 202,518
 - Office Space 44,983

- Total Building Footprint Sq ft. 365,904