

21795 Quickstep Court NW – Poulsbo WA 98370

Project Name: College Mercantile

Tax Account Number: 102601-2-069-2007

SDAP expiration: 3/18/26

Area: 1.51 acres

Zoning: Business Park

Uses: Manufacturing / Warehousing to be reviewed during City review of TI

Building: Footprint: 15,902 / Total Allowed: 18,000 sf / Site Data says 36,000 sf

Water: City of Poulsbo

Sewer: City of Poulsbo

Power: Puget Sound Energy, 3 Phase, 480 volt

Fire Suppression: City of Poulsbo w/2,000 gpm min flow

Fiber Optic Provider: NET253

Parking: 52 spaces w/3 handicap and 12 compact (Office 1/300 gsf, and Warehouse 1/500 gsf)

Vehicles Charging Stations: 2

Bicycle: Keystone Ridge bike racks will be permanently mounted on sidewalk near each entry

Pedestrian: Sidewalks along south side of building

Benches: Keystone Ridge; McConnell MC26 or MC2CU6

Store Front Doors: Six with black door frames and black window frames

Rollup or Sectional Warehouse Doors: Six 12'/14' Overhead

Steel Man Doors: Six

Lighting: Dark Sky compliant with lights aiming downward direction

Outdoor Paging: Prohibited

Landscaping: 20% of property w/ no more than 15 parking spaces without landscape break

Solar Panels: _____ watts of solar panels on rooftop

Trash and Recycling: Screened from view

Heating & Cooling: Six gas powered warehouse heaters. Additional HVAC options available for offices however all HVAC must be screened from view.

Outdoor Storage: No visibly storage of motor vehicles, trailers, airplanes, boats, recreational vehicles, or their composite parts

Demising Walls: Staggered double wall.