

Airport Business Park
NEW COMMERCIAL/INDUSTRIAL FLEX SPACE
Phase I Available Q4-2025

Hurricane Protection:

Building Rated to 163 MPH wind load.

All windows and doors are impact rated.

Floors:

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

Walls:

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed and painted.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

Doors:

Front door: One (1) 3'-0" x 7' glass door with sidelight. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane section door 14' x 14'.

Windows:

All windows to be Low E Impact glass.

Fire Protection:

Fire Sprinkler

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense. Sprinkler heads will be provided at a minimum of 14' above finish floor (AFF).

Fire Alarm

Provide fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense.

HVAC - (Heating, Ventilation, and Air-Conditioning):

1. Provide Five (5) Ton air handler split system with fiber board duct.
2. Provide a standard heat/cool thermostat in space.
3. One (1) exhaust fan in toilet area.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Electrical Supply:

Panels

225 AMP 208V Three Phase Panel

Buyer _____

Seller _____

Outlets

1. Recessed duplex outlets Four (4) per unit.

Light Switches

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

Bathroom

1. ADA Bathroom

Lighting

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

Telephone & Cable:

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

Ceiling Height:

Clear heights range from approximately 16' to 30'.

NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.