

Kieler Industrial Park Spec Building

250 FT by 360 FT

To Be Completed June 2023

Building to be finished to buyers/tenants specifications



Precast concrete exterior wall panels

- 12" Versa Core + Green
- R-Value 28.2

Structural steel

- Bay size 50 FT by 50 FT
- **30 FT** clearance to bottom of bar joist

Roof

- Polyisocyanurate insulation R-Value 30
- 60m TPO membrane welded to TPO coated plates
- 20 Year roof warranty

Sprinkler system

- 3 Wet overhead ESFR automatic fire sprinkler systems
- 1,000 GPM electric fire pump
- Tamper and flow switch monitoring 24/7

Overhead doors and dock equipment

- 12 Dock doors 10 FT by 10 FT
- 2 Drive in doors 14 FT by 14 FT
- 12 Dock levelers
- 12 Trailer restraints
- 12 Dock shelters

Concrete floor

- 5" floor with #4 rod @ 24" on center each way over poly

Walk doors

- Special-lite doors
- Panic hardware
- Electric strikes
- Card access

Security

- Contact switches on walk doors
- Contact switches on all overhead doors
- Motion sensors
- Water flow switches on sprinklers
- Tamper switches on all sprinkler valves
- Automatic cellular dialer monitored 24/7/365

Electrical

- 2,000 Amp 480/277 Volt 3 Phase service
- LED high bay fixtures
- LED Exit lights

- LED Emergency lights
- LED Exterior lighting
- LED flat panel in office and restrooms
- Option to add generator

HVAC to be designed for tenants needs

Plumbing to be designed for tenants needs

Parking lot and truck area to be designed for tenant needs