

8/12/2025

Lakeside Forge and Fabrication Building Upgrades:

Lot size is 50' x 100' actual.

Building size is 40' W x 72' L, 16' H with a 24' pitch.

Welding/shop area is 48' x 40' with 16 feet to bottom of trusses.

Front of shop has an office or storefront finished room that is 24' W x 40' L with 8' H ceilings. Upstairs is 24' x 40' and was designed for an apartment or storage. Scissor trusses were installed to provide maximum headroom.

All trusses were engineered for an 8-foot snow load.

The upstairs apartment is not finished but has all electricity and all plumbing for a toilet, bathtub or shower stall, and a vanity/sink with hot and cold water. The apartment has four windows with plenty of light.

Structural Features:

Concrete slab foundation in welding area is 3 inches over code using wire mesh and rebar to support heavy equipment and motorhomes in fabrication shop area.

There are 2 footings on each side of the roll-up door (west side of building) and 2 footings on the opposite end of welding area. The size of 2' x 2' x 2' footings were installed for an overhead "I" beam trolley system to span 50 feet.

West roll-up door is oversized for motorhomes and heavy equipment. Size is 12' or 14' wide by 16' tall. Roll-up door is 180 mph hurricane/storm-rated.

South side of building has 2 man doors and 2 roll-up doors 10' or 12' wide by 16' tall. Man doors are metal high security.

The north wall is fire-coded as per building codes.

Welding shop area has a slop sink with hot and cold water.

There is a water spigot on the south side east and west corners for outdoor irrigation or washing vehicles.

Electrical & Lighting

Power to the shop is 400-amp single-phase consisting of two 200-amp service panels.

110/120V quad boxes are on all four walls and are approximately 8 feet apart. A lot of electrical boxes are installed.

There are 6–220V outlets, with capacity for more.

Lighting consists of 12 metal halide ultra-bright scoop lights that are switched so that any 3 can be run at a time instead of all 12.

There are 6 industrial warehouse ceiling fans that are switched to run any two at a time.

Security

Newly installed state-of-the-art security camera system consisting of 8 cameras and a 12-terabyte hard drive.

System is by Montevue with live cam app, alarm set, talk-to-camera, and listen modes, including AI technology utilizing trip wire for alerts.

Each camera has a light and siren that can be activated from the app in case an intruder is detected.

Additional security alarm system with motion detectors, window breakage, and door protection. Interior and exterior 180-decibel siren if intrusion is detected.

Interior Features

Downstairs showroom has a full separate bathroom with commode, vanity sink, walk-in shower stall, full electric, and hot/cold plumbing for a stackable washer and dryer.

Exhaust fan and floor drain in bathroom in case of plumbing leak or frozen pipes.

Hot water is provided by electric water heater.

Downstairs showroom has a pellet stove for heating.

Upstairs Apartment Area

Staircase going up to the apartment is 4 feet wide to provide ample access for furniture and other large items.

Door framed in (not installed) to allow heavy or large furniture to be loaded from welding shop area using a forklift or winch.

Apartment floor is 1" tongue-and-groove plywood installed with rubber insulation over floor joists to prevent creaking.

Ceiling is insulated so noise upstairs and downstairs is reduced for comfort.

Additional Infrastructure

Pre-wired boxes for carriage or security lights at each end of the building for a total of 8 lights for future lighting.

Pre-wired CAT 5 cable and telephone lines in each wall.

Oversized showroom door at 4' to allow entry of large items such as quad racers.

Internet supplied to the building.

Equipment

(not included in purchase, but can be negotiated or sold outside of escrow)

Ingersoll Rand air compressor valued at \$4,000 with 60-gallon tank, two-stage compressor, and 7.5 HP motor.

5,000-pound-rated propane forklift