

## **Building Details**

### **SHOP**

80' x 120'

Eight 14' x 14' auto garage doors with windows

Drive through bays

400 amp power supply with 3-phase availability

Four 6' x 4' windows on the south wall for natural light

Six man doors

Center floor drain, hot and cold spigots, sink and eyewash station

30/50-amp plug-ins throughout

Natural gas heaters

16' fully insulated and lined sidewalls

### **OFFICE**

60' x 40'

Fiber optic Internet connectivity

Impressive entry area with 14' ceilings with ceiling fan

6' x 9' double entry glass doors

10' x 12' reception area

Five 10' x 12' private offices with large window

Expansive 16' x 12' conference room with projector and auto screen

12' x 10' ADA complaint bathroom with 3 storage closets

Additional 12' x 12' bathroom with shower room

25' x 12' break room with counter and sink

Solid pine wood doors and trim throughout

Laminate vinyl plank flooring

Forced air heat with central A/C and recessed lighting

Ample attic storage with two pull-down stair access points

### **EXTERIOR**

12' concrete apron on east, west and front sides, with sidewalks

10,000 sq. ft. lawn area with underground sprinkler system

Beautifully hardscaped around the building

16,000-gallon capacity water storage with 300 GPM

10 external plug-ins and automatic lighting

60' lighted flagpole

Perimeter fencing and 6' privacy fence around the yard area

ADA compliant parking

Ample parking on a 6" compact road mix gravel lot