



Outline Specifications

101 STAVBRO LANE, TINTON FALLS, NEW JERSEY 07724

Square Feet:	27,398 SF footprint
Acreage:	3.44 acres
Location:	Block 109.04 Lot 4 (Building "E") 101 STAVBRO LANE TINTON FALLS, NJ 07724
Building Type:	Single story tilt-up concrete panel, rear loaded warehouse.
Building Dimensions:	300'x115'
Clear Height:	20'-0" minimum clear height with no utilities below joists
Bay Size:	Interior – Varies
Dock & Grade level Positions:	12 roll up doors are provided. 4 Knock out Panels for future roll up doors are provided Each roll up door includes: <ul style="list-style-type: none">• 12'-0" x 14'-0" insulated steel roll up doors with Z-guard track protection
Code / ADA Compliance:	The building shall meet all local and national building codes and current ADA codes
Car Parking:	55 Car Parking Spaces
Loading Docks:	Not Applicable
Pavement:	Light duty/Regular asphalt at car parking areas comprised of a 1-1/2" deep top course surface, 2.5" compacted approved sub base & 6" DGA. Heavy Duty asphalt at aisles comprised of a 2" deep top course surface, 4" compacted approved sub base and 6" DGA.
Floor Slab:	250 psf design load slab, 6" thick with synthetic macro fiber reinforced over 15 mil vapor barrier

Construction:	Insulated load bearing tilt-up concrete wall panels
Roof System:	60-mil EPDM roofing fully adhered over rigid insulation
Fire Protection:	<p>ESFR fire suppression system shall be provided in accordance with local codes.</p> <p>Fire extinguishers shall be provided as required by the local fire marshal. Fire Hose allowance shall be 250 gpm.</p>
Mechanical:	Direct gas fired heating and ventilation RTU's
Lighting:	<p>Emergency lighting and exit devices are provided to meet code.</p> <p>Exterior lighting is provided to meet code required minimum of 0.5 foot candles.</p>
Electrical Service:	Main service to the building shall be 1,200 amp, 480/277, 3-phase,
Fire Alarm:	U/L listed and certified addressable Class B supervised non-coded multi-zone central station fire alarm system. The fire alarm system shall accommodate monitoring as required by local fire and building codes.
Sanitary Service:	A 4" sanitary sewer service shall be provided at each tenant entrance.
Domestic Water:	A 2" water service shall be provided at each tenant entrance.
Storm Water:	Storm drain piping system shall be provided as required to drain roof and paved site areas. All roof drains or downspouts shall be connected to the underground storm drain pipe system.