

Flightway Sixteen, LLC – Project Components:

1. Lot size is approximately 205,818 S.F. (4.73 Acres)
2. The property is classified as IC (Industrial Commercial).
3. The site will require underground R-Tank retention system to avoid losing roughly 25% of the building Square Footage.
4. The site plan consists of the following:
 - A. Dock Height building with 12 bays totaling 100,056 Total S.F. with a finish floor elevation of 12.10' NGVD
 - B. 110'-6" Truck staging area. Truck Staging area will have its own 30'-0" driveway entrance off N.W. 102nd Ave.
 - C. 24'-0" driveway along the North side of the building for car traffic.
 - D. 20'-0" driveway on the East side of the building acting as an access road.
 - E. 112 parking spots provided.
5. The building consists of the following:
 - a. (2) End Bays Type A – 9,303 S.F. total each
 - i. Office area – 1,829 S.F. each
 - ii. Mezzanine area – 1,829 S.F. each
 - iii. Warehouse area – 5,645 S.F. each
 - b. (2) Interior Bays Type B – 8,133 S.F. each
 - i. Office area – 1,599 S.F. each
 - ii. Mezzanine area – 1,599 S.F. each
 - iii. Warehouse area – 4,935 S.F. each
 - c. (6) Interior Bays Type C – 8,148 S.F. each
 - i. Office area – 1,602 S.F. each
 - ii. Mezzanine area – 1,602 S.F. each
 - iii. Warehouse area – 4,944 S.F. each
 - d. (2) Interior Bays Type D – 8,148 S.F. each
 - i. Office Area - 1,453 S.F.
 - ii. Fire Alarm / Meter Room in office area – 149 S.F. each
 - iii. Mezzanine area – 1,602 S.F. each
 - iv. Warehouse area – 4,944 S.F. each
6. Building components consist of the following:
 - A. 5" concrete slab with wire mesh reinforcing.
 - B. Reinforced concrete tilt-up panels along the perimeter.
 - C. Reinforced concrete tilt-up tenant separation walls w/ integrated columns.
 - D. Roof will consist of a single ply TPO with insulation over a perforated galvanized metal deck over steel joist.
 - E. 30'-0" minimum height clearance throughout the building.
 - F. Mezzanine will be a concrete deck over galvanized metal deck over steel joist.
 - G. Building will be protected with a complete fire sprinkler system.
 - H. Impact resistant storefront and windows consisting of 9/16" laminated glass on clear anodized aluminum frames.
 - I. Exterior tilt-up panels to receive 2 coats of tex-cote exterior paint finish.
 - J. Office partitions shall consist of 3 5/8" or 6" metal studs with ½" or 5/8" drywall with paint finish.
 - K. Solid Core interior wood doors on metal frames.
 - L. Hurricane resistant 9'-0" x 10'-0" Overhead doors (3 per bay) on the typical bays. End bays will have (2) 9'-0" x 10'-0" Overhead doors and (1) 10'-0" x 14'-0" Overhead door w/ a fork-lift ramp.
 - M. Units come with both low and high power. Each unit has the following:
 - a. 125amp 277/480 Volt 3 phase panel
 - b. 100amp 120/208 Volt 3 phase panel