

150 PINE RIDGE RD PROJECT INFO

July 2024

OVERVIEW

1. The original warehouse was purchased in 1998 (it was built in 1993). It included a 2400 sq/ft metal bldg, 14' high on sides. Also there is a 30x100 chicken house) currently used a storage (weather cover).
2. The office space was added in 1998 and included approx 900 sq/ft. The office was renovated in 2015 which included reconfigured walls, added kitchen, beams for upstairs storage space, and added wood floors.
3. Final office space was remodeled in 2018 with new windows, new front entrance, wooden shutters, and metal roof
4. New Shop/warehouse construction in 2018: Included a 4000 sq/ft Renegade Steel Bldg with 6/12 roof pitch, 2' eave extensions, and an open 12'x80' lean to... There is 4000 sq/ft of 8" thick 5000 psi concrete poured over 6" of DOT approved recycled concrete.

There is a quote in the attachments from Hayco Construction for the new warehouse. Note it is not the entire project. Owner provided all grading, the actual renegade steel bldg, the two 16x16 overhead doors and installation as outlined in the proposal

This info is true and accurate to the best of my knowledge. Buyer and Buyer agent to verify any details important to the buyer.

Travis Hall, The Granite City Group