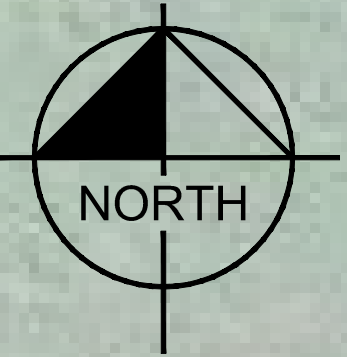
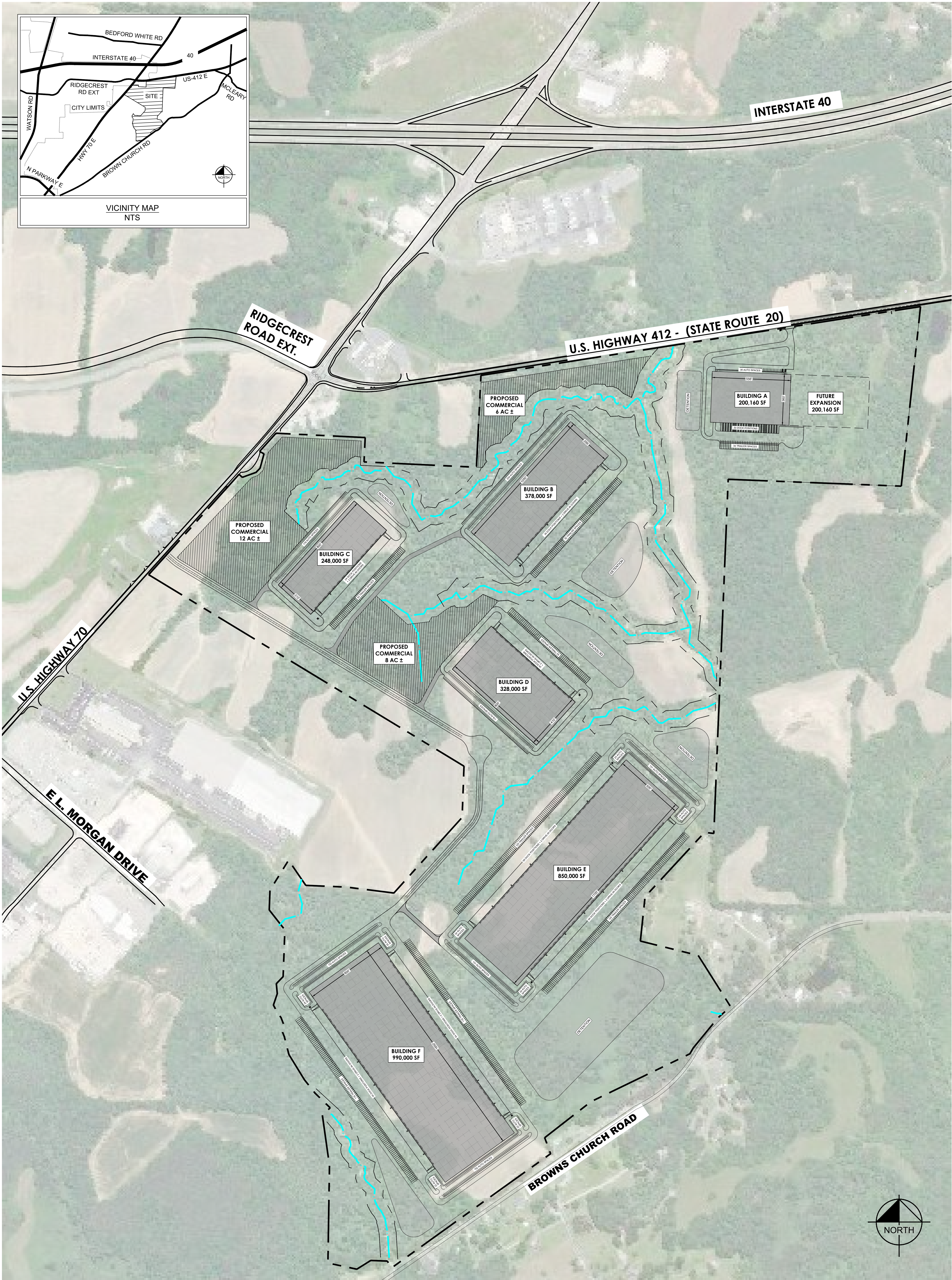
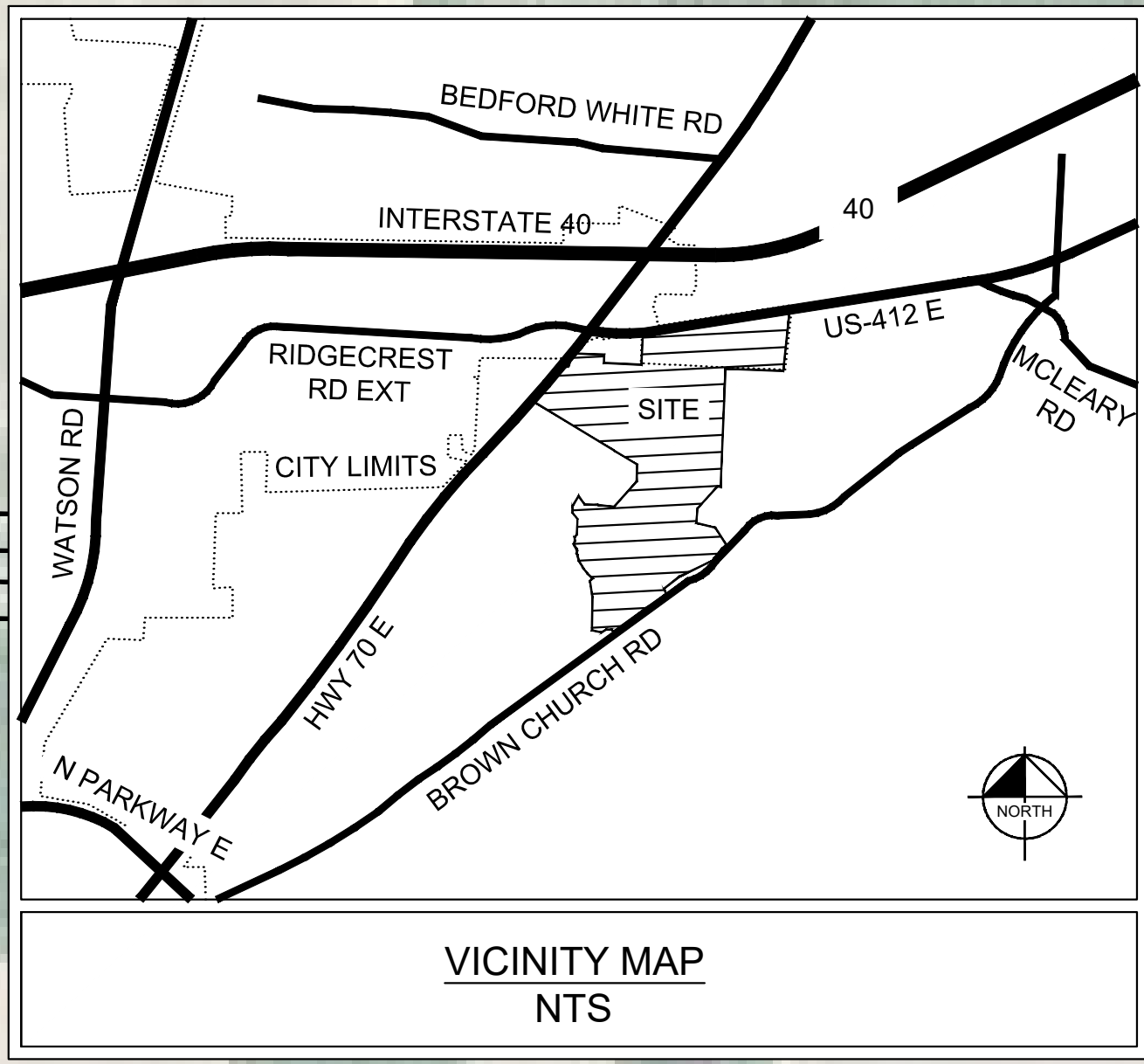




**HMD JACKSON - BUILDING A  
JACKSON, TENNESSEE**









**JACKSON, TENNESSEE 200,000 – 400,000 SF  
BUILDING SPECIFICATIONS**  
These standard specifications can be modified for a build-to-suit.

**Site cleared and site and building permitted. Occupancy between 8 – 10 months of start date.**

Total Building/Premises SF:	Approximately 200,000 – 400,000 SF Rentable Square Feet with expansion capability.
Building Configuration:	Building is single sided dock configuration
Construction Type:	Construction shall be tilt-wall concrete, steel columns, beams or girders. Bay size in the warehouse should be a minimum of 50' x 50' typical with the Shipping/Receiving to be 60' deep for the loading and unloading dock.
Roof Type:	Mechanically attached (TPO) roof with welded seams insulated R-19 with a 10 year warranty roof exterior to be white.
Concrete Apron:	Minimum of 60' apron that extends out from the face of the dock Wall.
Truck Court:	Truck Court shall be a minimum of 130' from the face of the dock Wall. (60' concrete and 70' heavy duty asphalt)
Office Area:	Landlord shall provide an Office Tenant Improvement allowance of <b>\$125.00 Per/SF</b> to build-out the following: (Square Footage to be set by Tenant)
Fencing/Security:	To be determined by Tenant.
Generator Pad Site:	TBD.
Battery Charging Area:	Can be provided.
Clear Height (Min):	Minimum of 40' clear as measured from the top of the floor slab to the bottom of the lowest joist at the first column line.
Column Spacing and Building Depth:	Minimum of 50' wide x 50' deep. 60' deep on loading bays. 570' Building Depth preferred.
Floor Slab:	TBD: Recommend 6" with 4,000 pound #3 rebar. FF50-FL35
Warehouse Sealant:	TBD: Sealer recommended.
Warehouse Lighting:	New LED fixtures with motion sensors sufficient to provide an average of 35' FC at 3' AFF based on an open layout Lighting scope and configuration shall be further defined by a racking plan to be developed by Tenant.
Office Lighting:	Included in office allowance.
Exterior Lighting:	Car parking and truck court lighting provided to approximately 1.0 FC average by 1000-watt pole and building mounted fixtures.
Fire Protection System:	ESFR system
Loading Docks:	TBD by Tenant requirement. Dock Equipment generally an allowance of \$7,500 per dock position (mechanical levelers and doesn't include dock locks)
On-Grade or Ramped Doors:	TBD: Minimum of 1 drive in door
Parking for Employees:	TBD: Employee parking can be specific to Tenant but will be expandable if needed.

Parking for Trucks:	TBD: Trailer staging will be specific to Tenant but site will be graded to maximize trailer staging if needed.
Power Specifications:	Minimum of 2,000 AMP, 277/480 volt, 3-Phase, 4 – Wire service. Other upgrades as needed.
Climate Control:	HVLS fans can be included and warehouse to be set up for minimum of one air turnover per hour.
Interior Painting:	Roof deck to be primed white