

**South Ft. Worth Commerce Center, Ft. Worth, Texas****SPECIFICATIONS OUTLINE**

SITE	Site Area:	23.59 Acres
	Building Size:	Building #1: 180,556 Square Feet
	Zoning:	"J" Medium Industrial
	Flood Zone Classification	Outside 100 year flood plain
	Car Parking	240 Spaces (including 8 ADA)
	trailer parks	0 trailer parks
	Pavement Type	7" thick lime stabilized concrete paving 4000 PSI with #3 rebar at 18" OCEW for truck courts and fire lane 6" thick lime stabilized concrete paving 4000 PSI with #3 rebar at 18" OCEW for drive lanes and truck dock 5" thick lime stabilized concrete paving 3,000 PSI with #3 rebar at 18" OCEW for automobile parking 4" thick 3,000 PSI with #3 rebar at 24" OCEW for sidewalks
	Water	City of Ft. Worth - 16" main reducing to a 2" meter, manifolding to a 3" water line
	Sewer	City of Ft. Worth - 8" sewer main with a 6" service lines
	Electrical	Oncor Delivery approx. 750 KVA XFMR. Transformer pad and underground rough-in to accommodate 1500-2500 KVA Transformers 3000 Amp Service 480/120 Volt 3 phase
	Communications	2 - 4" conduits from property line to demarc inside of building
	Gas	Atmos - 10.75" gas line to a 4" private line with 2" riser
	Truck Court Depth	227.0' deep shared truck court
	Site Lighting	Average 2.1 Foot Candle lighting at parking area, all exterior lighting will be LED
	Fence	N/A, this project utilizes a shared truck court
	Fire Hydrants	Yes
Building #1	Building Dimensions	756'x240' with 60' speed bay
	Building Clear Height	36' clear
	Office Area	Main office will be BTS. Shell includes warehouse office and restroom at each end of building in speedbay. Vapor barrier under entire slab.
	Construction Type	Concrete tilt wall with steel column and bar joist structure
	Subgrade/Foundation	Moisture conditioned subgrade building pad
	Foundation	Drilled Piers
	Slab	6" Thick Ductilcrete slab
	Concrete Panels	8" & 91/4" thick concrete tilt walls with textured paint finish
	Dock Doors	(40) 9' x 10' insulation doors with two view windows
	Ramp	2 ramps - (1) at the NE & (1) at SE corners of the building
	Drive in Doors	2 - 14' X 16' drive in ramp doors. Doors will be insulated with two view windows
	Track guards	To be provided at all truck doors including ramp doors. Track guards include base plate, bolted into tiltwall panels and floor slab
	Roof Type	Mechanically fastened 60 Mil TPO Roof with R-25 insulation, 20-year NDL warranty
	Louvers	12 Louvers
	Clerestory Glass	8' x 5' insulated low E glass with aluminum frames at every panel in the truck dock
	Glazing	1" insulated Low E glass
	Mechanical / Plumbing	Internal roof drains with overflow scuppers 6" Sanitary main run below slab for future office pods 3" water line installed to the building. 2" water main run entire length of speedbay 1-1/2" Gas service to multi-tenant manifold roof mounted gas piping for freeze protection gas furnaces
	Heaters	(2) Greenheck makeup air unit 1,600,000 Btu
	Fire Protection	ESFR fire sprinkler system that complies with NFPA and FM Global standards. System includes K-22 heads and electric fire pump.