

# **Lincoln Heights- National Wire Project**

## **Building 1- 136 N San Fernando APN 5447-014-025**

Main Offices and warehouse comprised of a footprint of 11,935 square feet and a second story of 2,310 square feet totaling 4,249 Sq Ft. 2 bathrooms. The warehouse is single level with a wooden barrel roof 24 feet at the high point, 12 3.5'x5' foot exterior windows in the warehouse and sky light penetrations (closed). Penetrations into building 2 and 4, Frontage on N San Fernando Rd. Electrical service consists of 400 Amp 480 volt 3 phase.

## **Building 2- 122 N. San Fernando APN 5447-014-026**

7,200 sq. ft. Single level, Block wall, Wooden Barrel ceiling 20 feet at peak 12.5 foot high under tension rods, 5 office buildout totaling appx 1,300 square feet, 2 bathrooms 2 stalls in each, 12'x10' Roll up door. Penetrations into building 1 and 5. Frontage and parking lot on N San Fernando Road. Electrical service consists of 425 Amp 120/240 volt 3phase.

## **Building 3- 141 N Ave 21 APN 5447-014-038**

14,670 sq ft. total, comprised of 9,780 s.f. footprint and 4,900 s.f. Mezzanine. Block and steel construction, steel roof, No Bathroom, large 13'x13' rollup, Maintenance office, Side loading dock area, Air Compressor room, 200 amp 120/240 volt 1 phase power service. Ceiling max at 22', Ceiling under mezzanine at 10.6". Frontage and access door on N Avenue 21. 2 internal staircases. 32 foot rolling gate. Curb cut on N. Ave 21 and Penetrations into Building 4

## **Building 4- 137 N Ave 21 APN 5447-014-013**

14,482 sq. ft. 2 story, Partial Sub. Block and concrete, reinforced concrete floor, 600Amp 2v0 volt phase and 400 Amp 120/240 volt 3 phase electrical service. 1 rollup to lower level with pallet ramp, 1 10'x8' rollup to upper level (loading dock) multiple offices, 8'x8' freight elevator, 2 Bathrooms double stall. Roof A/C. 1st level ceiling height is 9.6' under overhangs. 2nd level ceiling height 13' and 11' under overhangs. 2 internal staircases. Frontage to N Avenue 21 with 1 entrance door and 2 rollups. Penetrations into Building 1, 3 and 5.

## **Building 5- 131 N Ave 21 APN 5447-014-012**

14,482 sq. ft. 2 story, Partial Sub. Block and concrete, reinforced concrete floor, 1 10'x8' rollup upstairs, 1 rollup downstairs. Multiple offices, 2 bathrooms upstairs and down double stall, Roof A/C, 600Amp 240 volt 3 phase and 600 Amp 277/480 volt 3 phase electrical service. 1st level ceilings 11'.6. 2nd level ceilings 13'.6 and 11' under overhangs. Penetrations into Building 2, 4 and 6

## **Building 6- 121 & 127 N Ave 21 APN 5447-014-10 and APN 5447-014-011**

29,128 sq. ft. 2 story, Block and concrete, Partial sub, steel roof, Multiple offices and assembly rooms, lunch room., 800 amp 277/480 volt 3 phase 4 wire electrical service. Roof A/C, 1 rollup, Composite floor consisting of wood with light concrete floor. Vent for Baking ovens. Explosion ventilation. 1st level ceilings 11'.6 . 2nd level 12' to 16' ceilings. 2 internal staircases.

Penetrations into Building 2 and 5. Street to street gated access at San Fernando road into a 44 stall parking lot. Rollup and Entry door on North Avenue 21. Penetrations into Building 2 and 5

**Building 7 154 &158 N, San Fernando APN 5447-014-020 APN 5447-014-040**

Consists of 2 coupled buildings:

**Building 7A-** 4,032 Sq. Ft. Single Level, 20 foot ceilings, 660 amp 480 volt service, 1 Bathroom, Block and steel siding and roof. front 16' 16' rollup and rear 14'x14' foot rollup doors, to outside 34.5' x 46'w storage patio in rear. Frontage to N. San Fernando road with curb cut to front rollup.

**Building 7B-** 15,730 sq. ft, 2 story, Block and concrete and I beam construction. 2 bathrooms, 2 roll ups, Office build outs, street to street drive through. 2 attached parking lots. Independent security system. 1 12' x 12' rollup on the ground floor. 10'x 8 ' upstairs rollup. 1 internal staircase. 1 external staircase. Roof A/C.12' ceilings upstairs and down. 38 parking stalls on the back lot, 16 stalls on front parking lot. Frontage to N San Fernando road with 19' rolling gate. Rear access to Ave 21 with 21' rolling gate . Could be street to street access. Electrical service consists of 600 Amp 120/240v 3phase.