

ADDITIONAL INFORMATION

We have a radio control fire alarm system throughout. We also have wall-mounted fire extinguishers (just inspected - and passed - yesterday) Worth noting is that the fire department is located directly behind the vacant land behind our building and we get inspected each spring by them, with no issues.

Security lights are in place for the back, covering the parking lot. I do believe one parking lot light (north side) needs to be replaced.

We do have security cameras located both in the interior and front/back exterior. Note that our security camera system was taken out by lightning, so the system unit needs replacement. The security camera system unit is located above the drop ceiling in the hallway directly outside my office. We do have a brand-new upgraded system (still in the box on-site) that can be purchased, should the buyer want to upgrade the system.

Worth noting is that the front exterior building lighting is time adjustable from the boiler room.

The warehouse has one hot water heat system that serves both warehouses, however the fans/blowers for each warehouse can be turned off/on in each warehouse. The boiler system was inspected by the state fire marshal this year and passed.

AC for the warehouse has two separate units. Please note on the southwest exterior corner of the structure are the actual units with each bay having its own blower. We never turned them on the entire time we occupied the structure, however the seller when I purchased the building did turn the south side unit on to show me that it worked.

AC for the office is one unit serving both sides of the office. The exterior unit is located on the northeast exterior side of the office.

The office has one furnace serving both sides of the office, with one thermostat in the south office

Each side of the building has its own electric meter, which we receive two separate electric bills.