

BUILDING ANALYSIS

BUILDING:

11475 County Highway A, Sparta, Wisconsin

DATE OF INSPECTION:

August 22, 2025

MEASUREMENTS:

30' x 125'

TOTAL GROSS AREA:

3,750 SF

NO. STORIES OR HEIGHT:

14' Sidewalls

AGE:

2020

TYPE OF CONSTRUCTION:

Pre-Engineered Steel

TYPE OF ROOF:

Gable

ROOFING:

Standing Seam Steel

EXTERIOR WALLS:

Standing Seam Steel

FOUNDATION WALLS:

Concrete

BASEMENT:

None

BASEMENT FLOOR:

None

HEATING SYSTEM:

Gas FA in office/breakroom area. Suspended Modine furnace in Shop.

AIR CONDITIONING:

Central air in the office/breakroom area only.

ELECTRIC SERVICE:

800 amp, 600 volt, 3-Phase

WATER PIPE:

PEX

FLOOR DRAINS:

None

FLOOR FRAMING:

Concrete

SUB FLOOR:

Concrete

FINISH FLOORS:

Epoxy over concrete in office/breakroom area. Sealed concrete in shop and refrigerated warehouse.

INTERIOR:

WALLS:

Drywall in the office/breakroom area. Standing seam steel in shop area. Glass board in refrigerated warehouse.

CEILINGS:

Drywall in office/breakroom, Acoustic tile in restroom, vinyl faced insulation in shop area, Glass board in refrigerated warehouse area.

DOORS:

Wood

TRIM:

Wood

WINDOWS:

Sliders

FLOOR PLAN:

48% refrigerated warehouse, 29% shop area, 23% office/breakroom

PLUMBING:

Typical restroom

INSULATION:

Assume adequate

BUILDING QUALITY:

Average

INTERIOR CONDITION:

Good

EXTERIOR CONDITION:

Good

DESCRIPTION OF ROOMS:

Refrigerated warehouse/terminal
