

RE: Allen Springs New Warehouse

Lot size – Tract 3 (15+/- Acres) Allen Springs Industrial Park

Building Size – 105,000sf Warehouse (250'x400') 5,000sf Office (50'x100')

Building Description:

- 7" concrete slab
- 6" concrete filled bollards at all overhead doors, sprinkler risers and electrical panels
- 30' Eave height (25'+/- clear height), approximately 35' ridge (32'+/- clear height)
- Standing seam metal roof system with R30 insulation
- Metal wall panels with R19 insulation
- 48" tall sidewall lite panels
- (3) Interior rows of columns
- Bay Spacing is approx 50' x 62'+/-
- (8) - Vinyl backed, insulated 10x10 dock doors, manual operation
- (2) - Vinyl backed, insulated 14x16 grade level doors, with operators
- (8) - 25,000lbs manual dock levelers
- (2) 800,000btu Gas fired air handling units providing winter heat and summer ventilation
- Fully sprinkled
- LED motion sensing light fixtures
- 400amp Electrical service
- (1) Warehouse shipping office, approx 650sf and includes:
 - (2) Offices
 - M&W Restrooms
 - Mechanical/IT room
 - Heated/Cooled/Sprinkled, LED lighting, VCT flooring.
- 5,000sf external office
 - (1) 6070 Double Storefront Door
 - (11) Approx 3' x 5' fixed aluminum windows
 - (1) Gas fired unit heater
 - Fully sprinkled
 - Minimal lighting
 - No floor slab