

# 5350 Enterprise Drive Fact Sheet

## 125x85x18 red iron metal building

### Design notes:

- **Turn key property**, we plan to complete all items listed including lighting and electrical for fast occupancy at lease. - Prepared to build out interior to suit immediately at lease up.
- **Will buildout interior to suit - pricing structure negotiable**
  - Designed to have an office with the installed double storefront doors and windows on east endwall.
  - Office can be any size but plumbing must remain in the 20x80 ft section on the east end of the building where concrete has not yet been poured.
- Interior metal wall panels up to second girt at 7'8"
- 6 inch thick concrete slab
  - 20x80 of concrete left out on left endwall for tenant to choose plumbing layout but concrete cost will be included in base rent
- Currently for lease as a single 10,000 sq foot tenant space
  - Designed to allow for dual tenants with a 6000/4000 split (6000 sq ft. - 75x80 and 4000 sq ft. 50x80)
    - Separate water meters and lines
    - Extra conduit to electrical service pole for second tenant but currently only planning 1 400 amp service.
    - Gas heaters separated to allow a split
- **Building insulation envelope meets current code to fully condition this building. COMcheck passed.**
  - **Warehouse heat only included at base rent**
- Insulation Silvercote Energy Saver liner system - R-38 roof, R-19 walls.
- Foundation perimeter insulation with 2 inch rigid foam board
- 18 foot side wall height
- 7psf collateral load rating
- 5 foot concrete sidewalks around perimeter where there is parking and are overhead doors - flush to gravel lot
- 10 foot concrete aprons outside overhead doors
- Full gravel lot with 10 inch DGA base
- **9 paved parking spots - 1 ADA.**
  - **More can add if needed**

## Included in base rent rate

- All interior concrete costs associated with a build out
- Walkdoors - 16 gauge insulated metal
  - 3 foot by 7 foot
  - Grade 1 panic bar exit device
  - Grade 1 closers
  - powdercoated
- Storefront double glass storefront doors - black framing
  - 7 feet tall - double 36 inch doors
  - Panic bar exit devices with concealed vertical rods.
  - 1 inch Low E insulated glass
  - <https://www.globalbuildingproducts.us/pre-assembleddoors>
- Windows - 1 inch Low E insulated glass - black framing
  - <https://www.globalbuildingproducts.us/thermal-windows>
- Walkdoor rod canopies - Black
  - All walkdoors on front and side endwalls have black rod canopies
  - <https://www.globalbuildingproducts.us/canopies>
- **Four 14x14 overhead doors** - CHI 3216 2 inch steel insulated thermally broken sectional doors graphite color R-17.5
  - <https://www.chiohd.com/commercial-doors/insulated-sandwich/3216>
  - Electric openers - Lift Master Maxum (heavy duty commercial and quiet operation) - Smart capable
    - <https://www.liftmaster.com/ca/commercial-garage-door-openers>
  - Track follows roof line for maximum clearance
- Electrical
  - Underground to building
  - No overhead service lines
  - 400 amp single service
  - **Interior high bay shop lighting averaging 54 floor candles**
  - All code required egress and exterior lighting
- Open conduit laid to power pole for tenant fiber optic internet infrastructure
- **Fully finished ADA compliant bathroom** with electric baseboard heat
  - 9 foot drop ceiling
  - Insulated walls
  - Painted drywall inside and outside
    - Client can choose colors if leased before completion
- Shop sink outside bathroom
- Drinking fountain
- **Two 150,000 BTU hanging natural gas heaters on either end of the building**

