

235 PINELAWN ROAD | ±599,983 SQ. FT.

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| GROSS BUILDING AREA (SF): | ±599,983 SF |
| WAREHOUSE (SF): | ±569,225 SF |
| OFFICE (SF): | ±30,758 SF expandable to ±61,516 SF; additional mezzanine possible |
| STRUCTURE: | Steel frame, beams, columns, roof, joists |
| COLUMN SPACING: | 54' x 56' |
| COLUMN SPACING AT SPEED BAY: | 61' x 63' |
| EXTERIOR: | Pre-cast concrete, insulated load bearing walls |
| ROOF: | Fully adhered EPDM, R=30 |
| FLOOR CAPACITY: | Warehouse/Office: 8" concrete slab (800 lb/psf) |
| HVAC: | Warehouse: Roof mounted Cambridge units Office Area (Core & Shell): Multiple electric cooling/gas fired constant volume roof top units per tenant requirement |
| ELECTRICAL: | 5,000 amps, 277/480 volt service to the building (warehouse) |
| LIGHTING | Warehouse Lighting Design Criteria: LED Lighting based on a future mounting height of 40 ft. A.F.F. 30-Foot Candle Office Lighting Fixture: 2' x 4' LED |
| FIRE PROTECTION: | Warehouse: NFPA-13 2016 Edition Section 8.12-Early |
| PLUMBING: | Suppression Fast Response Sprinkler System 6" lateral sanitary connections are provided 2" domestic water service is provided |
| OFFICE FLOOR TO CEILING HEIGHT: | 18'0" |
| WAREHOUSE CLEAR CEILING HEIGHT: | 40'0" to underside of steel at lowest point of roof structure |
| LOADING: | (120) 9'0" x 10'0" loading docks w/ 35,000 lb rated levelers (2) 12'0" x 16'0" drive-in doors |
| CONSTRUCTION CLASS: | Group S-1 and B |
| CAR PARKING: | 479 |
| TRAILER PARKING: | 171 |

