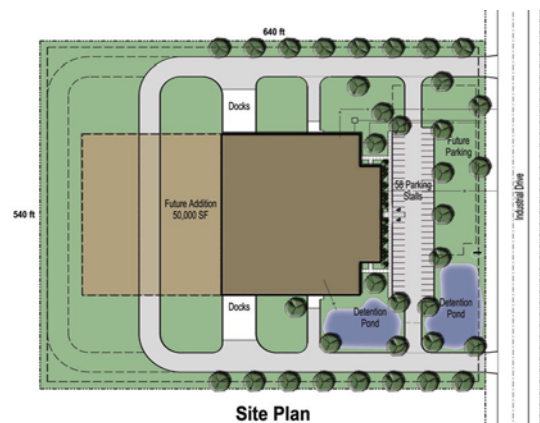




## 59,000 SF Building Profile

- Precast & Brick Exterior Finish
- 50,000 SF Production/Warehouse
- 4,500 SF Office & 4,500 SF Mezzanine
- 50' x 50' Bays, 24' Clear Height, 6" Floors
- 6 Truck Docks, 2 Drive-in-Doors
- 7.9 +/- Acre Site



## **Project Description**

This 59,000 SF (expandable) speculative building has been designed to meet local / state building code and site plan regulations. As such, it can be constructed within various Rock County Business / Industrial Parks, irrespective of an urban or rural setting. With an emphasis on placement within a certified, "Shovel-Ready" site, construction on this building could occur within 30 days of signing a Development Agreement and then be completed within six months thereafter - taking into account customary construction contingencies.

## **Site Amenities**

- Site shall be approximately 640 ft x 540 ft = 8.93 acres
- 58 Parking stalls with concrete curbs, barrier free signage and markings
- Asphalt Driveways designed for heavy loads and concrete curbs on interior edges
- Parking and dock exterior lighting
- Two drive-in overhead doors and Six Docks, with concrete approaches
- Sidewalks & Landscaping
- Storm water retention ponds (may be eliminated at parks with regional detention)
- Utilities for natural gas, electricity, telephone/telecom, water, sewer and storm water
- Site fire suppression piping and hydrants
- Flag pole with light
- Power to identification sign location

## **Building - 59,000 square feet**

- Production / warehouse area
  - 50,000 square feet. 200 ft x 250 ft
  - Structure shall be conventional steel frame with I-shape and tube columns, beams and steel joists, type B metal deck
  - 50 ft x 50 ft structural bays
  - 24 ft clear to underside of structure
  - Warehouse/production area shall be pre-cast concrete exterior wall system with 8" interior concrete, 2" insulation, 2" exterior concrete finish
  - Wall height 30'
  - R-22 rigid roof insulation

- TPO (white) roofing with metal flashings
- Interior pitch roof with roof drains, and piping to storm water system.
- 6" concrete floors (non-reinforced)
- Normal hazard wet fire suppression system
- 400 Amp/480V power supply
- High efficiency, six tube, 277 V, high bay, T-5 lighting with controls (19 fc lighting level)
- 120v convenience power at each column
- Six Docks with pneumatic 20,000 lb levelers, seals, bumpers and locks
- Two drive-in 14 ft x 14 ft insulated overhead doors, seals and bollards
- Six man doors
- Electrical room, 11 ft x 24 ft
- Data/telecom room, 10 ft x 12 ft with mezzanine above for power transformer
- Roof mounted heating and ventilation system
- Office area
  - 4,500 square feet of finished office area
  - Areas provided:
    - Airlock
    - Lobby/waiting area
    - Receptionist work area
    - Six private offices
    - Conference for up to 12 people
    - Two kitchenettes
    - Two executive toilet rooms
    - Open office for up to 11 cubicles
    - Copy/file area
    - Break room with kitchenette
    - Employee toilets (women 3 toilets, men 2 toilets and one urinal)

- Concrete block and precast acoustical separation of offices from production area
- Exterior walls R-29
- Office area shall have a combination brick and decorative block veneer
- R-22 rigid roof insulation
- TPO (white) roofing with metal flashings
- Interior pitch roof with roof drains, and piping to storm water system.
- Aluminum, full glass main entrance doors with sidelights
- Fixed thermal broken aluminum windows with insulated glass
- Concrete floor, 4" thick with 86 % carpet, 2.8% quarry tile, 1.4% walk-off carpet tile, 9.8% ceramic tile finishes
- Interior walls shall be metal stud, sound insulation, 5/8" gypsum board, painted
- Lay-in ceiling system with 90% acoustical 2x2 ceilings and 10% vapor resistant lay-in
- Ceramic tile on wet walls in employee toilets
- Solid wood interior office doors
- Insulated steel doors between office and production area/exterior
- Base cabinets, counters and upper cabinets for three kitchenettes
- Receptionist work station
- Interior signage
- Toilet rooms with molded plastic partitions and toilet room accessories
- Wet fire protection system
- Heating, ventilation and air-conditioning system
- Exhaust system from toilet rooms and break area
- High efficiency, 2 x 4 lay-in lighting with T-8 tubes and occupancy sensor controls
- Data and telecommunications CAT 6 wiring with terminations to data/telecom room
- Mezzanine area
  - 4,500 square feet of open mezzanine area, with stair access
  - 2" concrete over precast concrete deck
  - 150 pound per square foot load capacity

- Fixed thermal broken aluminum windows with insulated glass
- Normal hazard wet fire suppression system
- High efficiency, six tube, 277 V, high bay, T-5 lighting with controls (19 fc lighting level)
- Roof mounted heating and ventilation system





250 ft

200 ft

Production / Warehouse

SS

30 ft

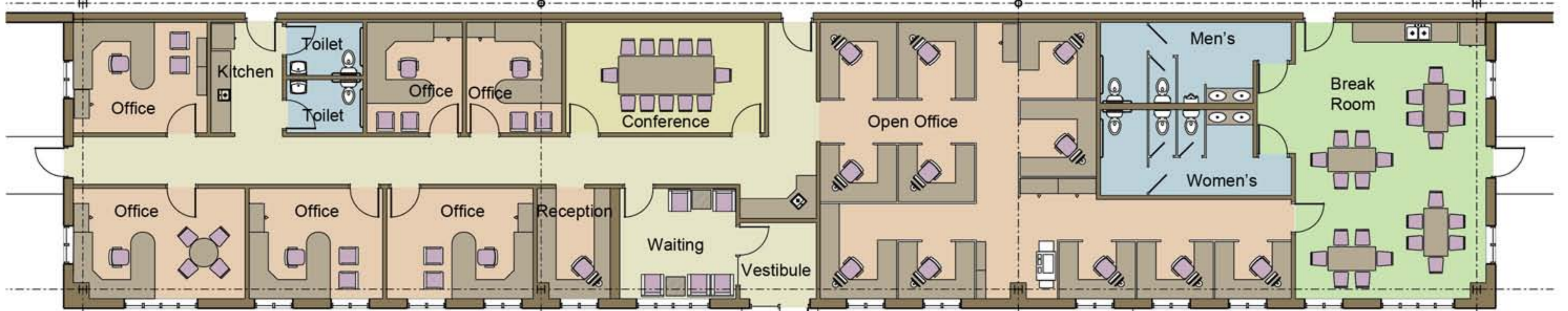
Data Elec

PU

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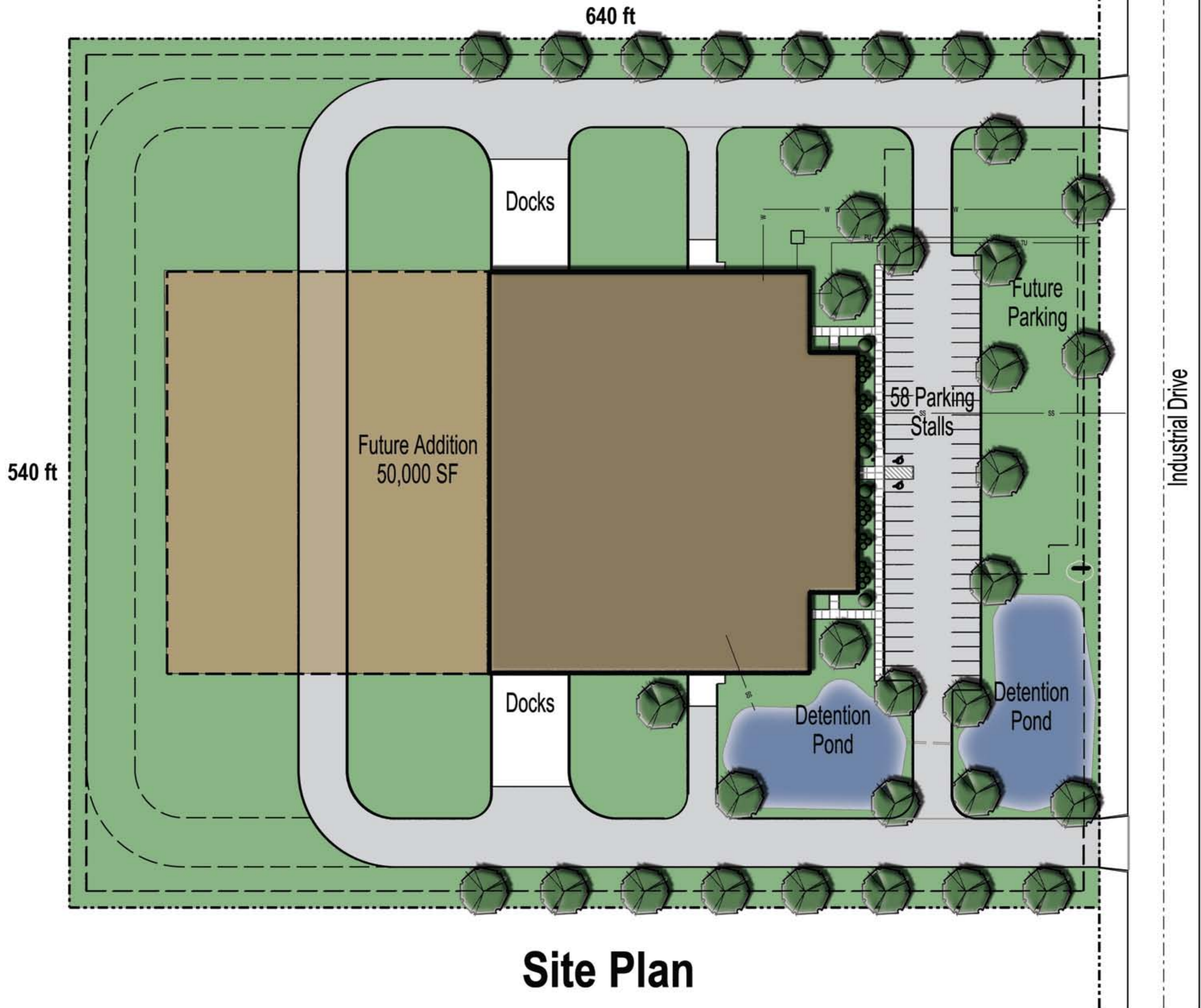
Floor Plan





**Office Floor Plan**





**Site Plan**