

PROPERTY OVERVIEW





169,180 SF (TOTAL SF) $|\longleftrightarrow|$

50' X 54' COLUMN SPACING



14 DOCK DOORS



2 DRIVE IN DOORS

PROPERTY SPECS

Rates: Negotiable

Available SF: 112,520 SF

Office SF: BTS

Clear Height: 32'

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Column Spacing: 50' x 54' w/ 60' speedbay

Truck Court: 120' w/ 10' concrete dolly strip

Dock Doors: 10 w/ 18 additional doors available

Drive In Doors: 1 (12' x 14')

Bay Size: 14,040 SF

Sprinklers: ESFR

Parking: 176 Stalls

Floors: 6" Reinforced Concrete

Power: 2500 Amps/480v; 3 phase

Tax & CAM: \$3.90



UNBEATABLE LOCATION



AMENITIES

WITHIN 5 MILES...

462 RETAIL STORES 312 RESTAURANTS

SITE: 1500 COMMERCE DRIVE



RESTAURANTS

- 1. Union 32 Craft House
- 2. Starbucks
- 3. Caribou Coffee
- 4. King and I Thai
- 5. Teresa's Mexican
- 6. Subway
- 7. McDonald's
- 8. Caribou Coffee
- 9. Cold Stone
- 10. The Copperfield
- 11. Tommy Chicago's Pizza
- 12. Axel's Restaurant
- 13. Lucky's 13 Pub



RETAIL

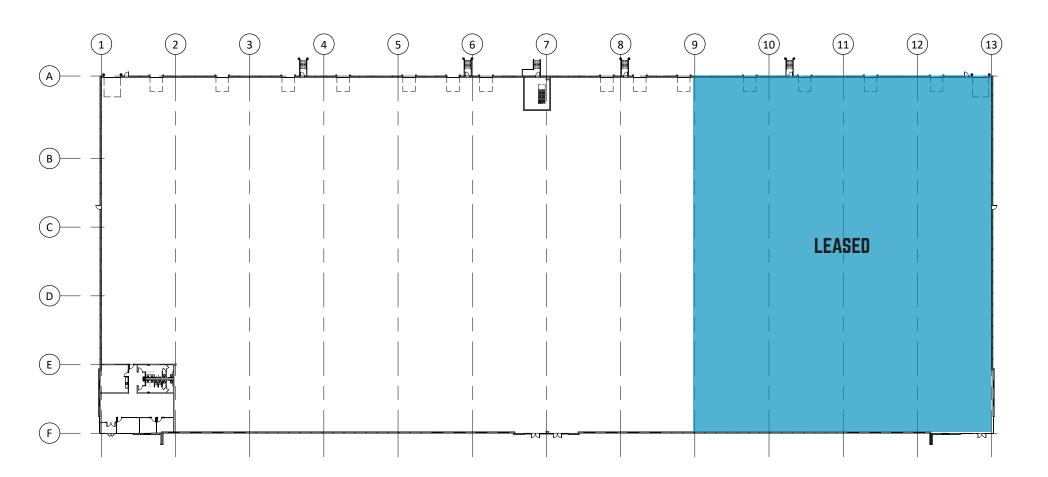
- 1. Holiday Gas Station
- 2. Costco
- 3. Walgreens



HOTELS

- 1. WoodSpring Suites
- 2. Courtyard
- 3. Fairfield Inn & Suites
- 4. Hampton Inn

FLOOR PLAN





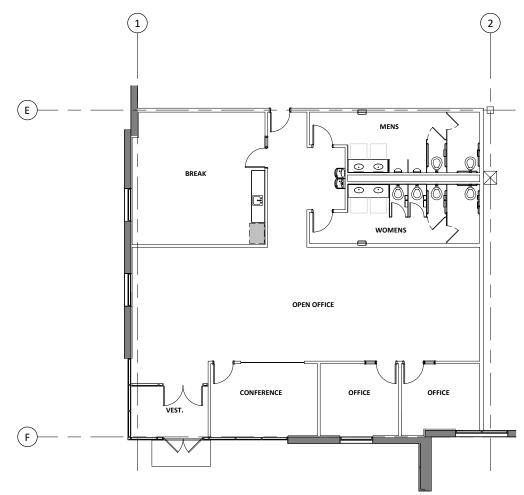
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Available SF: 112,520 SF

Column Spacing: 50' x 54' w/ 60' speedbay

Bay Size: 14,040 SF

SPEC OFFICE PLAN





Office Size: 2,700 SF

SPECS

BUILDING ELEVATIONS

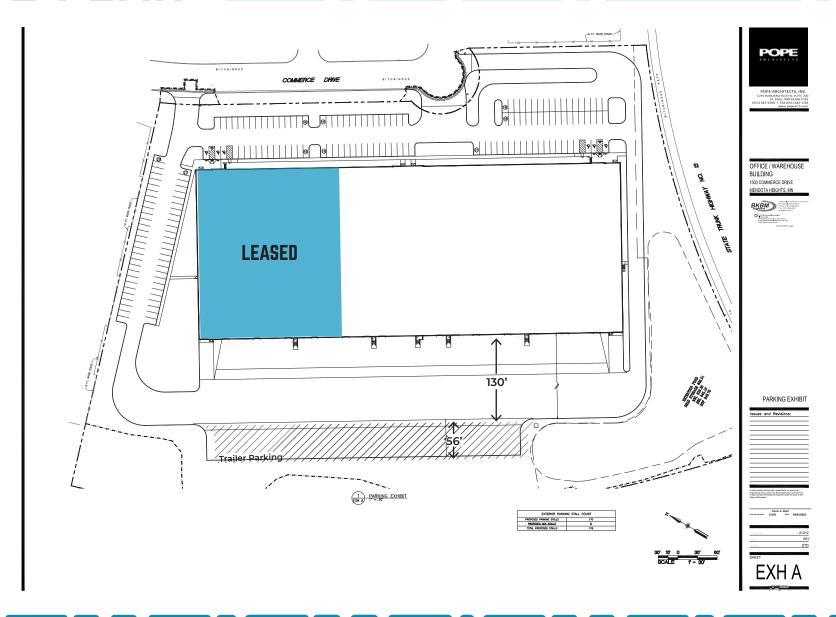


BUILDING SHELL DESCRIPTION

Column Spacing:	50' x 54' with 60' speedbay
Light Duty Pavement:	12" select granular + 8" aggregate base + 2" bituminous base + 2" bit wear layer
Heavy Duty Pavement:	12" select granular + 12" aggregate + 3" bit base + 2" bit wear
Concrete Pavement:	17" select granular + 5" aggregate base+ 7" concrete pavement
Truck Court:	Rear loaded, 120' deep asphalt with a 10' dolly strip Additional yard, 46' deep asphalt with a 10' concrete dolly strip
Car Parking Stalls:	176 total car parking stalls
Foundations:	Shallow spread footings
Slab on Grade:	6" tink reinforced concrete
Exterior Walls:	Precast concrete structural wall panels insulated per code
Structural Steel:	Tube steel columns, white printed roof deck and gray primed joists and girders
Structural Roof:	Sloped from single ridge to low point at perimeter walls
Roofing:	Mechanically fastened 60 mil TPO roof system insulated for total R-30 per code
Floor Sealer:	One (1) cost of Ashford Formula or equivalent

Grass & Glazing:Three (3) main entrances with storefront on front wall Sixteen (16) - 8'0" x 11'0" first floor punched opening windows on front walls Twenty One (21) 4'-0" x 4'0" clerestory windows on rear and side wallsDoors and Equipment:Fourteen (14) 9' x 10' manual overhead dock doors Fourteen (14) mechanical 7' x 8' dock levelers Fourteen (14) foam dock seals Two (2) 12' x 14' automatic drive-in doorsESFR for class I through class IV encapsulated commodities and cartoned group A unexpanded plastics to be stored in single, double, and multiple row racks with no solid shelves to a maximum storage height of 33'6", or exposed unexpanded plastics to a maximum storage height of 33'6", while maintaining 3' clearance from sprinkler deflector to the top of any stored commodityRoof Drain System:Internally piped primary roof drains located along perimeter wallsPlumbing:Sanitary sewer and water mains located along the front bay with extensions to the rear wall (water at the center and sanitary at one end of the building)HVAC:Gas-fired unit heaters Each unit heater controlled by individual thermostat Ventilarion per codeElectrical Service:2,500 amps, 480 volt, 3 phaseInterior Lighting:Motion-sensored LED highbay lights (1 per bay)Exterior Lighting:LED wall packs and light poles to provide lighting over paved		
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=== b		Motion-sensored LED highbay lights (1 per bay)

SITE PLAN



THINKING BEYOND THE OBVIOUS



FOR MORE INFORMATION CONTACT

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