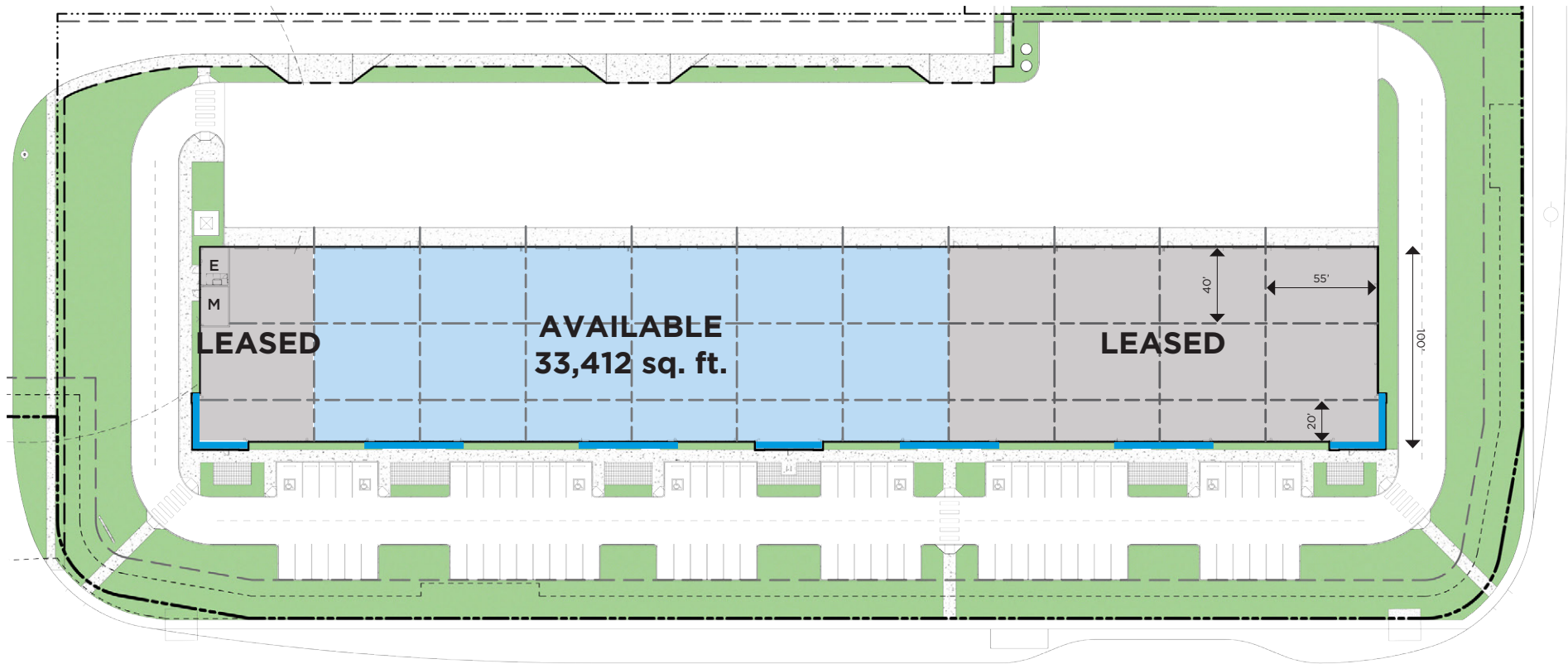


# BUILDING C



Blue line indicates extent of storefront glass.

11358 Barlow Trail NE  
Total Building Area: 61,047 sq. ft.

# BUILDING C



## FEATURES

- AVAILABLE FOR IMMEDIATE FIXTURING
- 5,500 sq. ft. bay sizes
- 24 ft. clear height
- 55 ft. x 40 ft. grid size
- ESFR sprinkler system
- 10,000 lb. racking point load
- LED motion-sensored lighting
- Two drive-in doors per bay
- Feature office/showroom glazing in each bay
- Exposure to Barlow Trail NE
- Industrial Commercial (I-C) Zoning

- Site**
- 10 ft. concrete grade door aprons
  - Heavy-duty asphalt shared truck court
  - 86 parking stalls available

- Slab, Walls and Roof**
- 100 ft. building depth
  - 40 ft. x 55 ft. standard grid
  - 6 in. reinforced concrete slab on grade
  - Ashford Formula concrete sealer
  - Sanitary sewer lines along front of building and rear bay
  - No cross-bracing below 10 ft. in warehouse interior
  - Embossed, non-combustible, metal composite wall panels
  - Ballasted EPDM membrane roofing
  - Floor designed for an allowable rack load per rack leg of 10,000 lbs.

- Electrical**
- 2000 amp, 347/600 Volt 3 Phase 4 wire
  - LED lighting with average of 30 fc of lighting
  - Lights controlled by motion sensors

- Mechanical**
- Gas-fired unit heaters
  - Programmable thermostats with humidity-sensing capability zoned effectively for comfort
  - Full ESFR sprinkler system for racking to 20 ft.
  - Heat Recovery Ventilators (HRVs)

- Windows and Doors**
- Feature glazing at office locations (one per bay)
  - 5 ft. x 5 ft. punched rear windows (one per bay)
  - 5 in. x 22 in. view lites on overhead doors
  - All glazing with Low-E coating
  - 12 ft. x 14 ft. grade doors with electric operators

- Additional LEED® Considerations**
- Recycle and garbage enclosure
  - Regional materials selected to meet LEED® certification criteria
  - Recycled content to meet LEED® certification criteria
  - Cistern system to capture rainwater for toilet flushing
  - Water-efficient landscaping
  - Upgraded roof insulation
  - Low VOC-emitting materials
  - LEED® Silver targeted design

