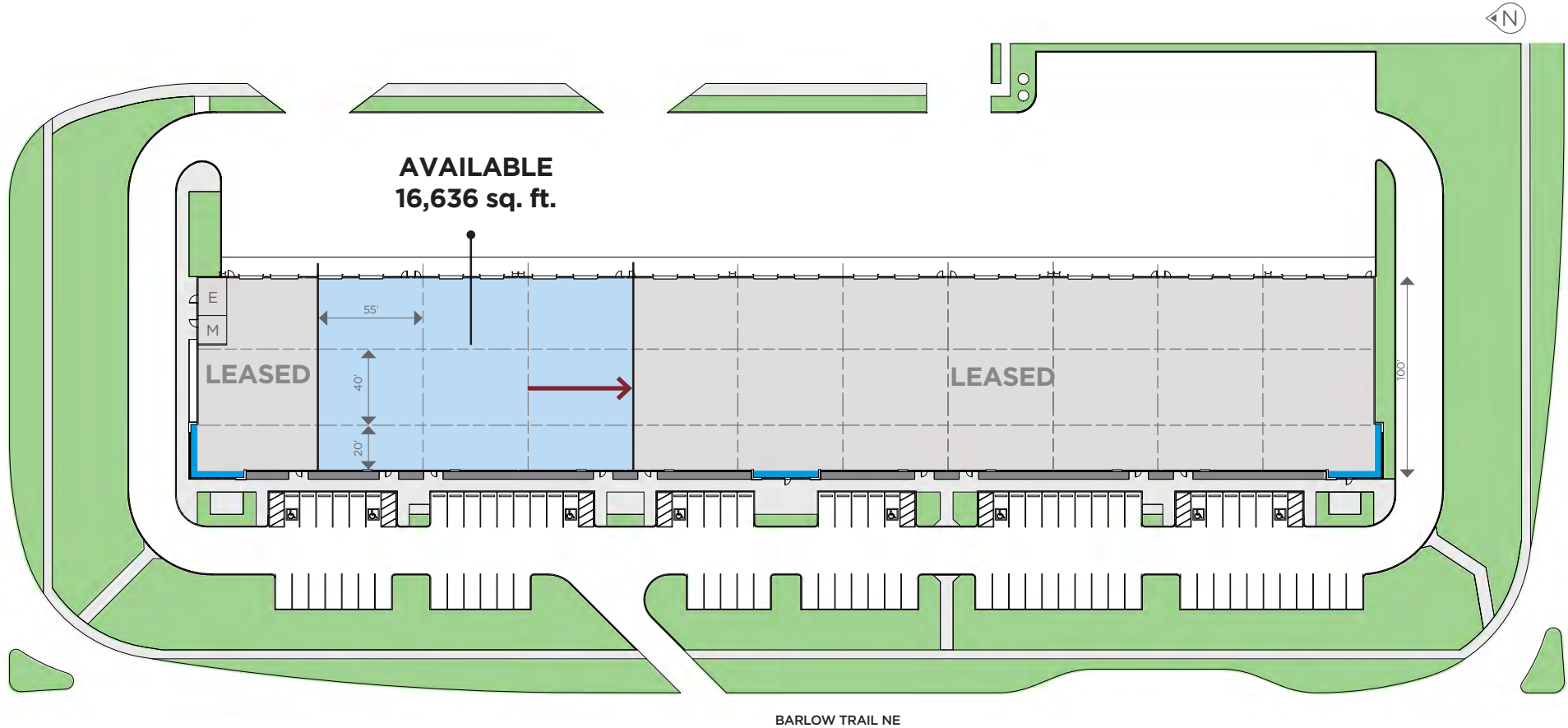


BUILDING C (BAYS 2-4)



SIZING EXAMPLES
→ 1 bay (+/- 5,545 sq. ft.)

PARKING
86 parking stalls available

GLAZING
— 26' glazing height
— 10' glazing height

120-145 - 11358 Barlow Trail NE
Total Building Area: 61,040 sq. ft.



BUILDING C (BAYS 2-4)



FEATURES

- Available for immediate fixturing
- Operating costs (2022): \$6.84 psf
- +/- 5,545 sq. ft. minimum tenant size
- +/- 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 sensor lighting
- Two drive-in doors per bay (12 ft. x 14 ft.)
- Feature office/showroom glazing in each bay
- Exposure to Barlow Trail NE
- Industrial Commercial (I-C) Zoned
- LEED® Silver certified

- Site**
- 10 ft. concrete grade door aprons
 - Heavy-duty asphalt shared truck court
 - 86 parking stalls available
 - Double row staff parking
 - Parking ratio of 1 : 709 sq. ft.

- 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

- LEED® Features**
- LEED® Silver certification for Core and Shell Development
 - 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

