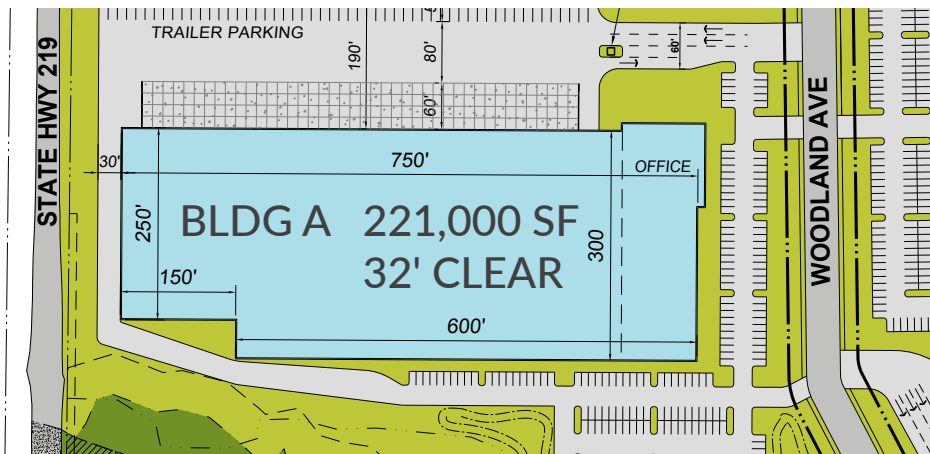




I-5 LOGISTICS CENTER™
SPECHT DEVELOPMENT

Building A



Construction Type: Concrete-Tilt Up Construction

Building Size: 221,000 square feet

Office: Building designed with pronounced office area in SE corner of building

Building Dimensions: 250'-300' building, 750' building length (along dock frontage)

Floor Slab: 6" reinforced concrete slab floor with #4 rebar at 24" o.c.

Floor Loads: Foundation and floor loading shall be 350 lbs PSF

Floor Flatness Rating: A floor flatness rating of FF 35 / FL35 average and FF25 / FL25 minimum will be achieved as measured by the FACE Floor Flatness Profile Number System for all warehouse areas

Clear Height: 32' minimum clear height

Column Spacing: 60' speed aisle, 52' x 52' o.c. typical

Roof Structure: The roof structure shall consist of open web steel girders and joists, with panelized wood OSB roof sheathing

Roofing Material: 60 Mil. white TPO membrane roof

Door Openings: Overhead door openings shall have 4' high steel channels at OH Door Jambs, and 12" embedded channels at dock door sills

Dock Doors: 37 dock doors at 9' wide by x 10' high, insulated with viewing windows in each door

Dock Equipment: Dock equipment not included in shell and shall be specified by the user to meet requirements

Grade Level Doors: 2 grade level doors at 12' wide by 14' high

Sprinklers: Sprinkler system to be Early Suppression Fast Response (E.S.F.R.) System

Insulation: The roof's insulation value shall be R-20 rigid style insulation attached to the top side of the roof deck

Skylights: 2' x 4' skylights will be installed in the building at a minimum of 1% of building area

Glass and Glazing: Storefronts will be aluminum with 1" thick insulated glass with 0.38 minimum U Rating

Electrical: Building will be served with a 277/480v, three phase electrical service

Warehouse Lighting: Energy efficient LED or fluorescent lighting will be provided per Tenant's specifications and racking plan

Site Specifications:

Truck Apron: 60' concrete truck apron

Truck Court: 190' truck court for adequate maneuvering/staging area and trailer parking

Trailer Parking: 54 dedicated trailer parking spaces

Controlled Truck Access: Site plan is designed with dedicated truck entrance with truck queuing lanes and a guard shack for controlled truck ingress as well as controlled truck exiting at an alternate location

Site Security: Site is designed for perimeter fencing securing the entire property

Employee Parking: 223 employee parking spaces in exclusive employee parking lot separated from truck and trailer ingress/egress

Site Lighting: In compliance with local building code