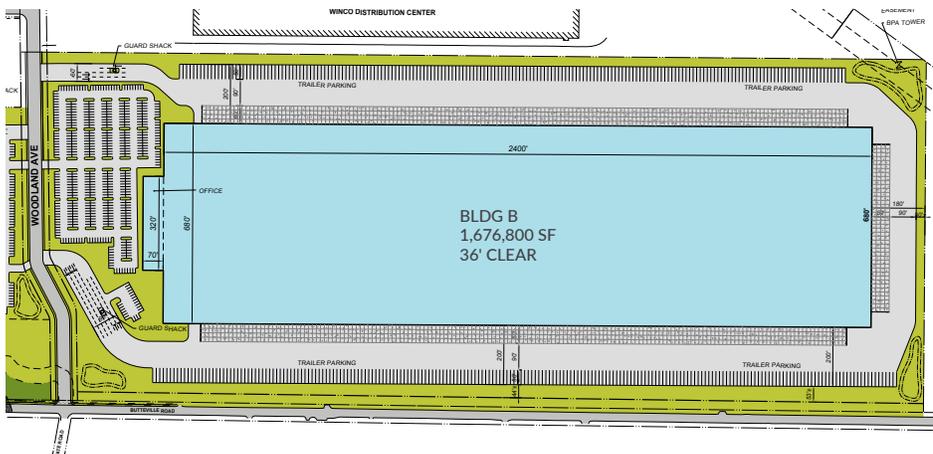




I-5 LOGISTICS CENTER™  
SPECHT DEVELOPMENT

# Building B



**Construction Type:** Concrete-Tilt Up Construction

**Building Size:** 1,676,800 square feet

**Office:** Office area designed for two story potential with dimensions of 70' by 380' providing room for 22,400 SF of office space per floor or 44,800 SF total

**Building Dimensions:** 680' Building Depth (from dock to dock), 2400' Building Length

**Floor Slab:** 7" 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:** 36' minimum clear heights

**Column Spacing:** 60' speed aisle, 54' x 54' o.c. typical

**Roofing 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:** 321 dock doors at 9' wide by x 10' high, insulated with viewing windows in each door

**Dock Equipment:** Dock equipment shall be specified by the user to meet requirements

**Grade Level Doors:** 4 grade level doors at 12' wide by 14' in height

**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 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:** 200' truck court on both sides of building to allow for adequate maneuvering/staging area as well as trailer parking

**Trailer Parking:** 400 trailer parking spaces surrounding building on three sides

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

**Site Security:** Site configuration allows for perimeter fencing securing the entire property

**Employee Parking:** 531 employee parking spaces in exclusive employee parking lot separated from truck and trailer ingress/egress