

## BUILDING SPECIFICATIONS

### PROPOSED SITE DEVELOPMENT

#### SITE IMPROVEMENTS

- SITE CONTAINS APPROXIMATELY 15.14 ACRES
- ON-SITE PARKING FOR APPROXIMATELY 17 VEHICLES.
- 60' CONCRETE APRON AT LOADING DOCK.
- ASPHALT PAVING INCLUDING HEAVY DUTY PAVE IN TRUCK AREAS.
- PROFESSIONALLY PREPARED LANDSCAPE DESIGN.

#### BUILDING IMPROVEMENTS

- BUILDING CONTAINS 24,000 SQUARE FEET.
- BUILDING DIMENSIONS 200' (LENGTH) X 120' (DEPTH).
- 30' CLEAR STRUCTURAL HEIGHT AT LOW EAVE.
- 40' X 60' BAY SPACING.
- 6" THICK CONCRETE FLOOR SLAB REINFORCED WITH WELDED STEEL MATS.
- MR24 STANDING SEAM ROOF SYSTEM.
- EXTERIOR WALL SYSTEM CONSISTING OF ARCHITECTURAL MASONRY, ALUMINUM/GLAZING ENTRANCE SYSTEMS AND INSULATED METAL WALL PANELS.
- THE BUILDING SHALL CONTAIN (6) 9' X 10' VERTICAL LIFT DOCK DOORS WITH 30,000 LB CAPACITY RITE-HITE MECHANICAL LEVELERS WITH BUMPERS.
- THE BUILDING SHALL CONTAIN (1) 12' X 14' VERTICAL LIFT DRIVE-IN DOOR WITH CONCRETE ACCESS RAMP.

#### UTILITIES AND BUILDING SYSTEMS

- HEATING SYSTEM SHALL BE ENERGY EFFICIENT GAS FIRED UNIT HEATERS.
- ELECTRICAL SERVICE SHALL BE A 277/480 V 3 PHASE 800A EXPANDABLE TO 4000A
- INTERIOR LIGHTING SHALL BE ENERGY EFFICIENT FLUORESCENT T-BAY FIXTURES WITH LIGHTING LEVELS OF 18 -22 FC AVERAGE.
- FIRE PROTECTION SYSTEM SHALL BE AN EARLY SUPPRESSION FAST RESPONSE (ESFR) WET SPRINKLER SYSTEM.
- PROVISIONS FOR DOMESTIC WATER AND NATURAL GAS SHALL BE PROVIDED.
- ALL UTILITIES SHALL BE SEPARATELY METERED.

**PARCEL 2**  
**GRIMES INDUSTRIAL PARK**  
**500-598 SATHERS DRIVE**  
**PITTSTON TOWNSHIP**  
**PENNSYLVANIA**

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These plans have been prepared solely for marketing purposes for the exclusive use of  
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