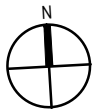
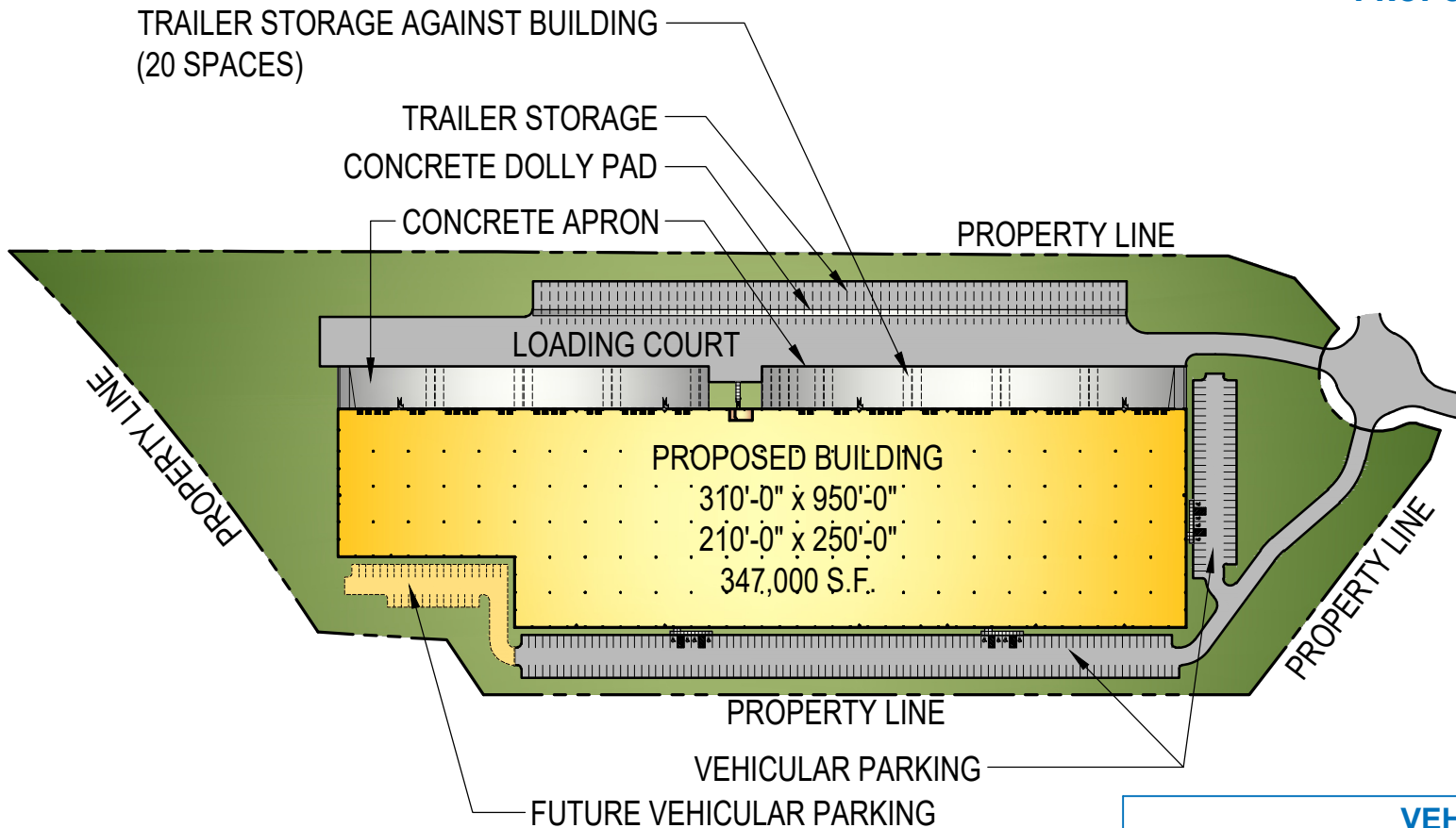


CONCEPTUAL SITE PLAN

PROPOSED 347,000 S.F. BUILDING

PARCEL #7

CROSSROADS EAST
BUSINESS PARK - PHASE I
HAZLE TOWNSHIP
LUZERNE COUNTY, PA



VEHICULAR PARKING	233
FUTURE VEHICULAR PARKING	35
TRAILER STORAGE	70
TRAILER STORAGE AGAINST BUILDING	20
DOCK DOORS	50
DRIVE-IN DOORS	2
ACREAGE	22.76

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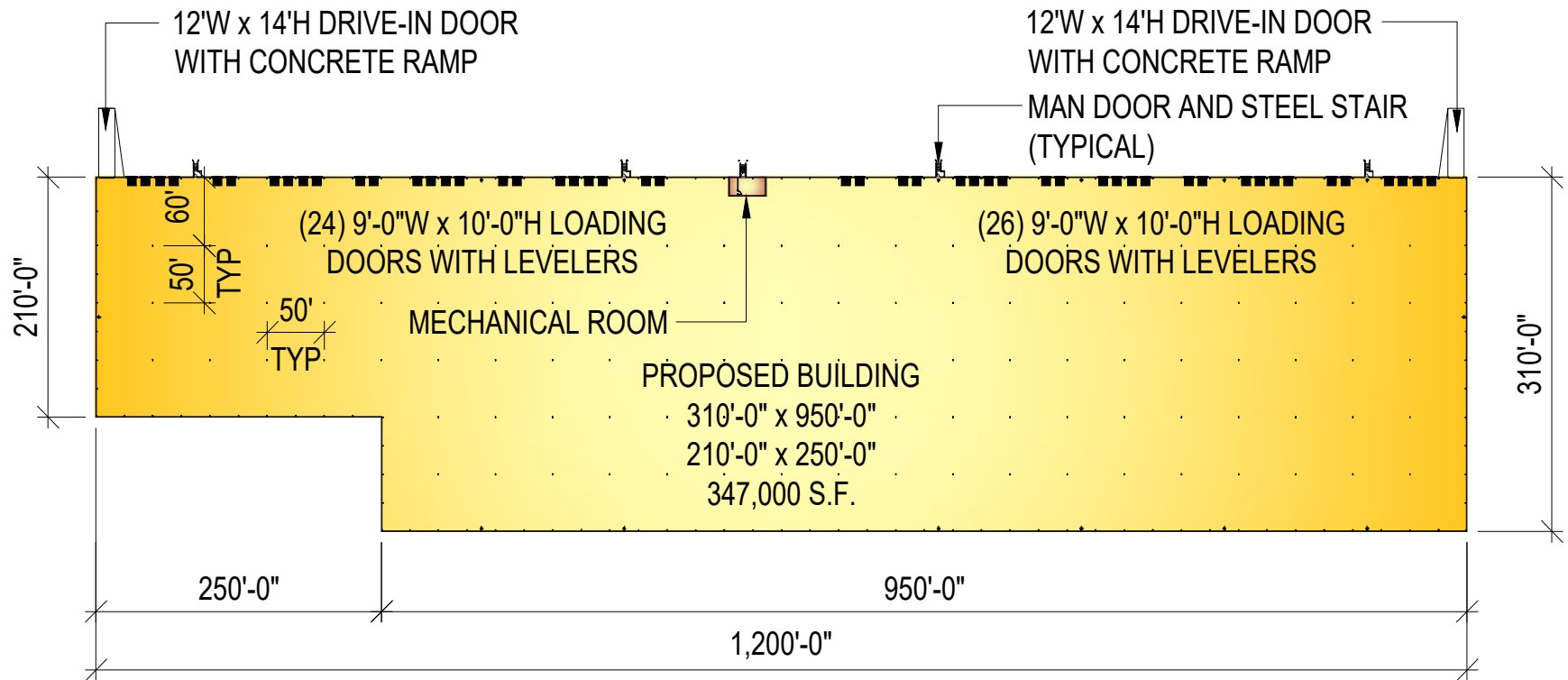
WE BUILD BUILDINGS.
WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL BUILDING PLAN

PROPOSED 347,000 S.F. BUILDING

PARCEL #7

CROSSROADS EAST
BUSINESS PARK - PHASE I
HAZLE TOWNSHIP
LUZERNE COUNTY, PA



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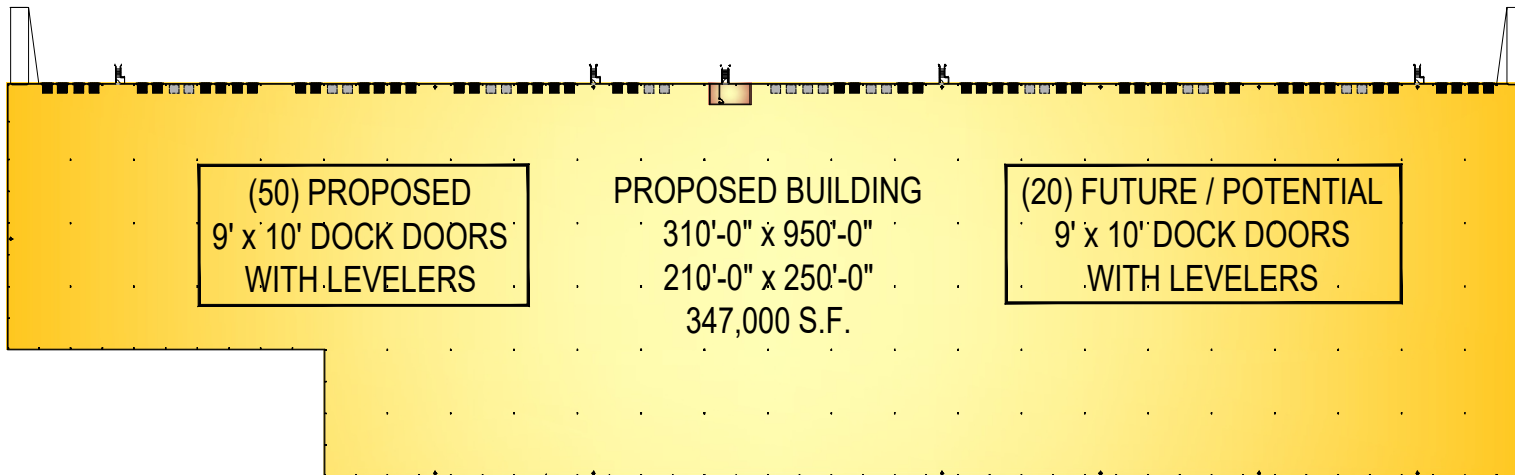
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WE BUILD CAREERS.
WE BUILD COMMUNITIES.

CONCEPTUAL FUTURE DOCKS

PROPOSED 347,000 S.F. BUILDING

PARCEL #7

CROSSROADS EAST
BUSINESS PARK - PHASE I
HAZLE TOWNSHIP
LUZERNE COUNTY, PA



PROPOSED BUILDING	
PROPOSED DOCK DOORS	50
FUTURE DOCK DOORS	20



PROPOSED DOCK DOOR



FUTURE DOCK DOOR

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WE BUILD BUILDINGS.
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SITE IMPROVEMENTS

- Site contains approximately 22.76 acres
- On-site parking for approximately two hundred thirty-three (233) vehicles with future parking for an additional thirty-five (35) additional spaces
- On-site trailer storage for approximately seventy (70) trailers with 8' wide concrete dolly pad
- 8" thick x 60' deep, reinforced concrete dock apron at loading dock with an approximate 180' total loading court depth
- Asphalt paving, including heavy duty pave at truck areas and light duty pave in vehicle parking areas
- Professionally prepared and maintained landscaping

PARCEL #7

**CROSSROADS EAST
BUSINESS PARK - PHASE I
HAZLE TOWNSHIP
LUZERNE COUNTY, PA**

BUILDING IMPROVEMENTS

- Building shall be 347,000 square feet
- Building dimensions shall be 310'-0" (width) x 950'-0" (length) and 210'-0" (width) x 250'-0" (length)
- 50'-0" x 50'-0" bay spacing with a 60'-0" deep staging bay
- 7" thick concrete floor slab, reinforced with welded steel mats. Floor shall be treated with *SpecChem* silicate sealer / densifier and *E-Cure* curing compound and joint filler, Polyurea or equal, in all construction and contraction joints in the Warehouse floor
- Exterior wall system consisting of architectural masonry, aluminum/glazing entrance systems and metal wall panels with insulation
- Average structural clear height of approximately 38'-10"
- *Butler Manufacturing*, MR-24 standing seam
- The building shall be provided with 3'-0" high x 6'-0" wide clerestory windows
- The building shall be provided with fifty (50) 9'-0" x 10'-0" vertical lift dock doors with vision kits by *Haas Door* or equal with 40,000 LB capacity mechanical levelers with bumpers by *Rite-Hite* or equal. Future / potential dock doors are available, see Conceptual Future Docks plan for location and quantity
- Prefabricated steel track guards and Classic dock seal with head curtain by *Rite-Hite* or equal
- The building shall be provided with two (2) 12'-0" x 14'-0" vertical lift drive-in doors by *Haas Door* or equal and reinforced concrete ramps

UTILITIES AND BUILDING SYSTEMS

- The warehouse heating system shall consist of energy efficient, roof mounted *Cambridge* direct-fire units
- Electrical power available up to multiples of 4,000 amps
- The warehouse lighting shall consist of energy efficient LED fixtures
- Fire Protection System shall consist of Early Suppression Fast Response (ESFR) wet sprinkler system
- Provisions for domestic water and natural gas shall be provided
- All utilities shall be separately metered

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