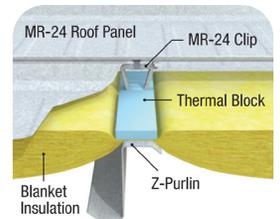
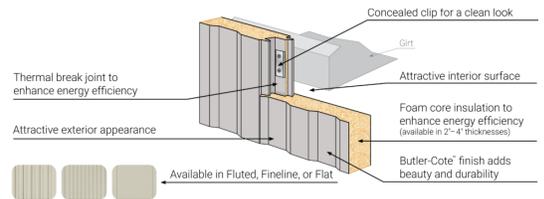




## BUILDING FEATURES

- Building dimensions: 125' x 240' x 28' low eave
- (1) 12' x 14' Overhead grade door
- Butler insulated metal panel (IMP) siding
- Butler MR-24 standing seam roof
- Storefront glazing windows and full glass double storefront doors in office area
- Clearstory storefront windows in warehouse area
- Recessed loading dock with (2) 10' x 10' overhead doors and dock levelers
- Optional overhead bridge crane
- Build to suit office needs
- (5) Offices & (1) conference room, (4) single occupant restrooms, breakroom, (1) work room with casework
- 200 Amp, three phase electrical service, LED lighting, exterior illumination
- Utility allowance
- 4" Thick concrete slab figured in office area and 6" in warehouse/shop area
- Office area has 16' masonry wainscot and 8' wainscot with leveling course around rest of the building
- Front entrance has architectural metal siding and a pre-engineered metal canopy
- Architectural enhancements suitable for typical protective covenant requirements
- All architectural and engineering fees and building plan approvals included



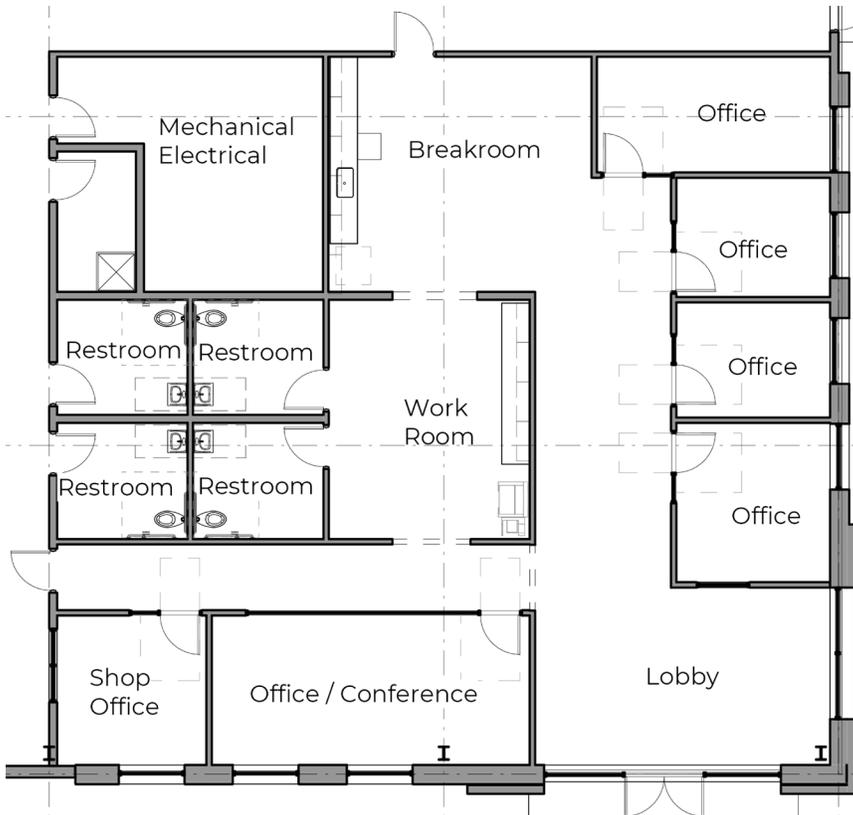
**FLOOR PLAN**



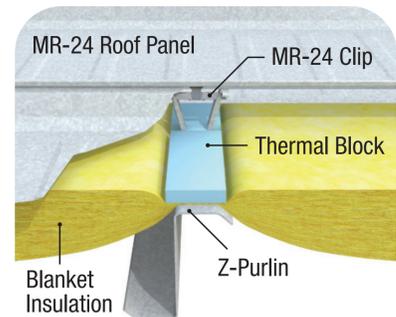
- 125' x 240' x 28' Low eave and (1) 12' x 14' overhead grade door
- Butler insulated metal panel (IMP) siding and Butler MR-24 standing seam roof
- Recessed loading dock with (2) 10' x 10' overhead doors and dock levelers
- Optional overhead bridge crane
- Build to suit office needs
- (5) Offices & (1) conference room, (4) single occupant restrooms, breakroom, (1) work room with casework
- 200 Amp, three phase electrical service, LED lighting, exterior illumination
- Utility allowance
- 4" Thick concrete slab figured in office area and 6" in warehouse/shop area
- Architectural enhancements suitable for typical protective covenant requirements
- All architectural and engineering fees and building plan approvals included



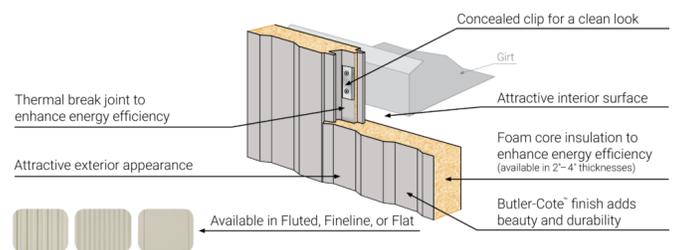
## FLOOR PLAN



### MR-24® ROOF SYSTEM



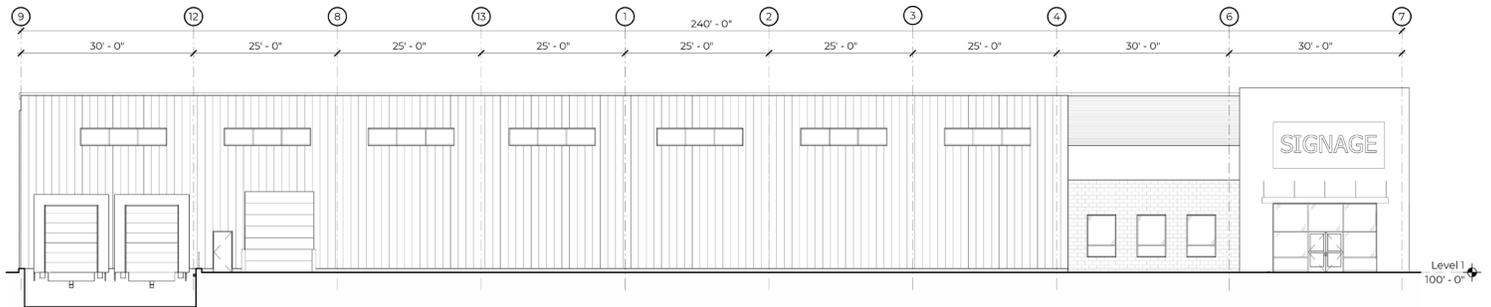
### INSULATED METAL WALL PANEL



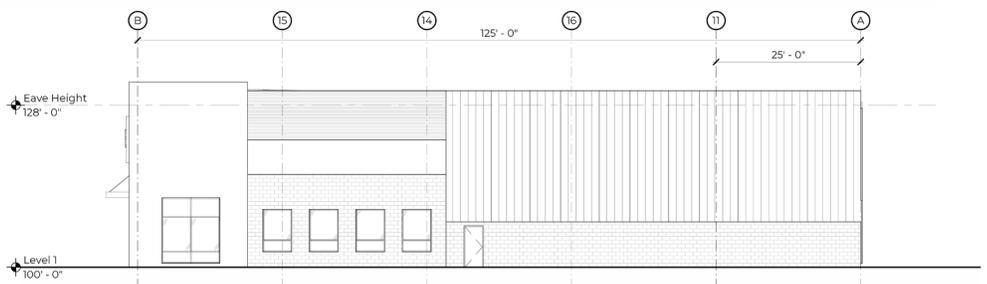
- Build to suit office needs
- (5) Offices & (1) conference room
- (4) Single occupant restrooms
- Breakroom
- (1) Work room with casework
- Butler insulated metal panel (IMP) siding
- Butler MR-24 standing seam roof
- Utility allowance
- 200 Amp, three phase electrical service, LED lighting, exterior illumination
- 4" Thick concrete slab figured in office area and 6" in warehouse/shop area



## ELEVATION DRAWINGS



**1 South Elevation**  
A-002 1" = 10'-0"



**2 East Elevation**  
A-002 1" = 10'-0"

- 125' x 240' x 28' Low eave and
- (1) 12' x 14' Overhead grade door
- Build to suit office needs
- (5) Offices & (1) conference room
- (4) Single occupant restrooms
- Breakroom
- (1) Work room with casework
- Butler insulated metal panel (IMP) siding
- Butler MR-24 standing seam roof
- Storefront glazing windows and full glass double storefront entrance doors in office area
- Clearstory storefront windows in warehouse area
- Recessed loading dock with (2) 10' x 10' overhead doors and dock levelers
- Optional overhead bridge crane
- 200 Amp, three phase electrical service, LED lighting, exterior illumination
- Utility allowance
- 4" Thick concrete slab figured in office area and 6" in warehouse/shop area
- Office area has 16' masonry wainscot and 8' wainscot with leveling course around rest of the building
- Front entrance has architectural metal siding and a pre-engineered metal canopy
- Architectural enhancements suitable for typical protective covenant requirements
- All architectural and engineering fees and building plan approvals included

