

94 FEET

JOHNSON AVENUE

FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*

SPACE D

INTERIOR: 11,099 SF
EXTERIOR: 2,000 SF

- 19' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF
- 5' TALL CONTIGUOUS BAND OF WINDOWS THAT WRAP THE TOP OF THE FACADE (ACROSS JOHNSON AVE)
- 12' -26' PAVED REAR SET BACK PROVIDING 2,000 SF OF OUTDOOR SPACE (PARKING, GREEN SPACE, OR ADDITIONAL STORAGE)
- FULL HEIGHT DRIVE IN ROLL UP GATE 3 INTERIOR LOADING DOCKS WITH 2 OVERHEAD GATES FEATURING 18'6" HIGH CLEARANCE - 12' WIDE EXTERIOR
- WELL MAINTAINED STEEL FRAMED STRUCTURE
- MASONRY NON-LOAD BEARING EXTERIOR WALLS
- HEAVY DUTY SLAB BETWEEN 8-10" OF CONCRETE THROUGHOUT FIRST FLOOR REINFORCED WITH WIRE MESH
- 32' ON CENTER COLUMN SPACING
- 600 AMPS OF 3 PHASE POWER
- 4 INFRARED HEATERS
- 2 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM