



GARDNER AVENUE

# SPACE F

**INTERIOR: 4,096 SF**

- 12' 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 (ALONG JOHNSON AVE AND GARDNER AVE)
- 2 SKYLIGHTS
- FULL HEIGHT DRIVE IN ROLL UP GATE FEATURING 11' HIGH CLEARANCE - 12' WIDE EXTERIOR (CAN BE REPLACED WITH A STORE FRONT SYSTEM)
- NEWLY RENOVATED BATHROOMS
- 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 AND TOPPED WITH SELF LEVELING GYPCRETE
- 32' FROM FRONT WALL COLUMN SPACING, THEN 21' WIDE
- 200 AMPS OF 3 PHASE POWER
- 1 MODINE HOT AIR BLOWERS
- 2 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM