

**WOODMONT INDUSTRIAL, PBPOC PARCELS 32 & 33**  
**(CORPORATE LOGISTICS CENTER) – STANDARD BUILDING SPECIFICATIONS**  
**15791 CORPORATE CIRCLE, PALM BEACH PARK OF COMMERCE, JUPITER, FLORIDA**

<b>Building Type</b>	Single story, single loading distribution center
<b>Building Area</b>	±252,848 SF
<b>Dimensions</b>	275'-0"/295'-0" X 860'-3 ½"
<b>Clear Height</b>	36'
<b>Bay Sizes</b>	<ul style="list-style-type: none"> <li>▪ Typical: 53'-9" x 53'-9"</li> <li>▪ Loading Dock: 53'-9" x 60'-0"</li> </ul>
<b>Car Parking</b>	Two-Hundred and Forty-Seven (247) spaces
<b>Trailer Parking</b>	Sixty (60) trailer spaces
<b>Loading Docks</b>	<p>Forty-Eight (48) docks</p> <p>Each dock position includes:</p> <ul style="list-style-type: none"> <li>▪ 9'-0" x 10'-0" steel vertical lift overhead doors on 2" horizontal track with vision panels and Z-guard track protection</li> <li>▪ Dock Bumpers</li> </ul>
<b>Drive-In Doors</b>	<p>Two (2) drive-in doors for the facility</p> <p>Drive-in doors are 12'-0" x 14'-0" steel vertical lift, accessed via concrete ramp.</p>
<b>Truck Court</b>	Overall width of ~754'-6" with 60'-0" deep concrete apron.
<b>Pavement</b>	Standard-duty asphalt pavement at car parking areas, heavy-duty asphalt pavement at truck court driveway, and heavy duty concrete pavement at loading dock aprons.
<b>Floor Slab</b>	7" reinforced concrete floor slab.
<b>Structural Frame</b>	Steel joists and joist girders conform to the industry specifications and are shop prime painted gray. Metal deck is galvanized with underside factory primed white.
<b>Exterior Walls</b>	<ul style="list-style-type: none"> <li>- Site-cast concrete load bearing wall panels with insulation to comply with energy codes. Panels include architectural reveals for accents and are painted. Exterior finish is Tex-Cote. All joints caulked.</li> <li>- Glazing at office areas.</li> <li>- Clerestory windows are provided over warehouse area.</li> <li>- High impact glass.</li> </ul>

<b>Roof System</b>	Single-ply TPO membrane over R-19 rated, Polyiso rigid insulation board mechanically attached to metal deck. A 20-year NDL manufacturer's warranty and 2-year contractor's workmanship warranty provided. Roof securement meets building code and manufacturer requirements.
<b>Egress/Access Doors</b>	Hollow metal doors leading to exterior sidewalk, concrete stairs or concrete pads to grade as required by code.
<b>Fire Protection</b>	ESFR fire suppression system with fire pump in accordance with NFPA and local codes provided. Extinguishers provided as required by the local fire marshal.
<b>Ventilation</b>	Warehouse Ventilation: code required ventilation provided.
<b>Lighting</b>	<ul style="list-style-type: none"> <li>▪ Base Building LED light fixtures in warehouse are designed for 30 FC light levels and emergency lighting meeting local code requirements.</li> <li>▪ Building mounted light fixtures and site light poles per local requirements provided.</li> <li>▪ LED warehouse lighting positioned in accordance to achieve lighting standards.</li> </ul>
<b>Electrical Service</b>	2400 AMP panel included in the base building.
<b>Fire Alarm</b>	Fire Alarm system for the building shell provided per code.
<b>Sanitary Service</b>	Sanitary sewer service provided to the building.
<b>Water Service</b>	Domestic water service provided for each tenant area. Fire sprinkler provided for the warehouse and offices.
<b>Storm Water</b>	Roof drains at the rear of the building, piped to underground stormwater drainage system.