



**WOODMONT INDUSTRIAL, CORPORATE LOGISTICS CENTER, PBPOC PARCELS 32 & 33 -
STANDARD BUILDING SPECIFICATIONS**

15791 CORPORATE CIRCLE, PALM BEACH PARK OF COMMERCE, JUPITER, FLORIDA

January 22, 2025

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| Building Type | Single story, single loading distribution center |
| Building Area | ±252,848 SF |
| Dimensions | 275'-0"/295'-0" X 860'-3 ½" |
| Clear Height | 36' |
| Bay Sizes | <ul style="list-style-type: none"> ▪ Typical: 53'-9" x 53'-9" ▪ Loading Dock: 53'-9" x 60'-0" |
| Car Parking | Two-Hundred and Forty-Seven (247) spaces |
| Trailer Parking | Sixty (60) trailer spaces |
| Loading Docks | <p>Forty-Eight (48) docks</p> <p>Each dock position includes:</p> <ul style="list-style-type: none"> ▪ 9'-0" x 10'-0" steel vertical lift manually operated overhead doors on 2" horizontal track with vision panels and Z-guard track protection ▪ Dock Bumpers |
| Drive-In Doors | <p>Two (2) drive-in doors for the facility</p> <p>Drive-in doors are 12'-0" x 14'-0" manually operated steel vertical lift, accessed via concrete ramp.</p> |
| Truck Court | Overall width of ~754'-6" with 60'-0" deep concrete apron. |
| Pavement | 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 and truck court. |
| Floor Slab & Foundation | 7" reinforced sealed concrete floor slab. 4,000 psi hard steel finish. Poured reinforced concrete footings and perimeter foundation wells. Interior steel columns mounted on isolated footing pads. |
| Structural Frame | Steel joists and joist girders conform to the industry specifications and are prime painted gray. Metal deck is galvanized with underside factory primed white. Open web bar joists and joist girders. Exterior caged roof ladders. |

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| Exterior Walls | <ul style="list-style-type: none"> • Site-cast concrete load bearing wall panels with insulation. Panels include architectural reveals for accents and are painted. Exterior finish is Tex-Cote. All joints caulked. Walls extend below finished floor. • High impact glass store front doors and glazing at office areas. • Clerestory windows are provided over the warehouse area. |
| Roof System | 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. |
| Egress/Access Doors | Hollow metal doors leading to exterior sidewalk, concrete stairs or concrete pads to grade as required by code. |
| Fire Protection | ESFR fire suppression system with fire pump in accordance with NFPA and local codes. Extinguishers provided as required by the local fire marshal. |
| Ventilation | Warehouse Ventilation: code required ventilation. |
| Lighting | <ul style="list-style-type: none"> ▪ Base Building LED light fixtures in warehouse are designed for 30 FC light levels and emergency lighting meeting local code requirements. ▪ Building mounted light fixtures and site light poles per local requirements provided. ▪ LED warehouse lighting positioned in accordance to achieve lighting standards. ▪ Parking lot well and pole mounted lighting. |
| Electrical Service | <ul style="list-style-type: none"> ▪ 2400 AMP panel included in the base building. ▪ 3 phase transformer. ▪ 277/480v amperage sized in accordance with FPL criteria. ▪ 200-amp house panel. |
| Fire Alarm | Fire Alarm system for the building shell and offices provided per code. |
| Sanitary Service | Sanitary sewer service provided to the building. |
| Water Service | Domestic water service provided for each tenant area. Fire sprinkler provided for the warehouse and offices. |
| Storm Water | Roof drains at the rear of the building, most piped to underground stormwater drainage system. |
| Mechanical | Warehouse ventilation required by code for unoccupied building provided by well of roof mounted exhaust fans and gravity intake louvers. Meter and pump rooms ventilated with louvered doors, exhaust fans and/or wall vents. |
| Landscaping & Irrigation Systems | Per code and plan, approved by the county. |