

BUILDING SPECIFICATIONS SHEET

**400 Maple Street
Commerce, TX 75248**

SF:

Total	±309,454 SF
Warehouse portion	± 65,532 SF
Manufacturing portion	±124,455 SF
Miscellaneous	±119,467 SF

SF by floors:

2 nd floor area	±10,000 SF
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Basic Dimension:

±480' x ±640'

Outbuildings:

Storage building	±2,400 SF
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Total Lot Size:

Total Land: ±47.0 Acres
(Pad in place for future building expansion)

Extra Ground:

Estimated 10 acres to the south
Separate ownership; availability is uncertain

Paved Parking Area:

Asphalt paved parking spaces	400±
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Condition of Building:

Good to Excellent

Date of Construction (first floor):

1974 (original portion)	±133,000 SF
1981 - 1985 (expansion)	±46,000 SF
1994 - 2003 (expansion)	±130,000 SF

Construction:

Floors	Concrete reinforced (throughout)
Walls	Metal/masonry
Columns	Steel pipe columns
Roof	±80% metal (original) ±20% built-up roof (original)

Office Facilities:

Estimated ±10,000 SF; modern and well-maintained

Ceiling Height:

13'-3" minimum
25'-8" maximum
40% of building has clear height >18'

Column Spacing:

25' x 40'

Heat:

100% via in-line heaters associated with A/C units; 5 independent units are positioned in the warehouse

Air Conditioning:

100% via 89 separate air handling units ranging in capacity from 12-15 tons

Sprinklers:

100% via wet system: Supplied by an 8" fire line on south side of perimeter supported by a 1500 GPM diesel pump.

Truck Dock Doors:

10 tailgate height docks (8' x 9' and 10' x 10' door sizes)
All have dock levelers

Drive-in Doors:

7 – Ramp or ground level doors (10' x 10'; 12' x 12'; 12' x 14'; 10' x 16')

Rail Service:

Rail spur along the north side with six (6) car positions with 2-car grade level unloading spots.

- Carrier is Blacklands Railroad (BLR), which connects to KCS (Kansas City Southern Line)
- The track portion on-site is owned by the occupant of the building

Cranes:

Manufacturing area	13 – 1-3 ton
How many will remain:	TBD

Lighting:

T5 fluorescent light fixtures throughout with high foot candles intensity in manufacturing area

Power:

Overall	277/480 Volt service throughout 8 transformers supplying a total of 21,250 KVA; 1 – 1500 KVA transformer 4 – 2500 KVA transformer 2 – 3000 KVA transformer 1 - 3750 KVA transformer
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Back-up generator rating:	44.5 KVA
Current rate:	.059634 per KWH

Source: GDF Suez Energy Resources (SUEZ)

Water:

Name of Supplier:	City of Commerce
Size of Main Line:	8"

Size of Domestic Line to Facility: 2" + 4"

Well on-site supplying two 10,000 gallon double-wall stainless steel holding tanks.

Sewer:

Name of Supplier: City of Commerce

Size of Main: 10"

Size of Line to Facility 4" + 6"

Gas:

Name of Supplier: Atmos Gas

Size of Main: 6"

Size of Line to Facility: 3"

Alarm System:

- On-site door alarms alert ADT
- On-site video monitoring system

Compressed Air:

Units on-site for building system support (number to remain – TBD)

Silos:

8 on-site with total capacity of 46,442 cubic feet

2012 Estimated Taxes:

\$188,000

Last Use:

Injection molding – syringes for medical industry