

INDUSTRIAL / DISTRIBUTION BUILDING

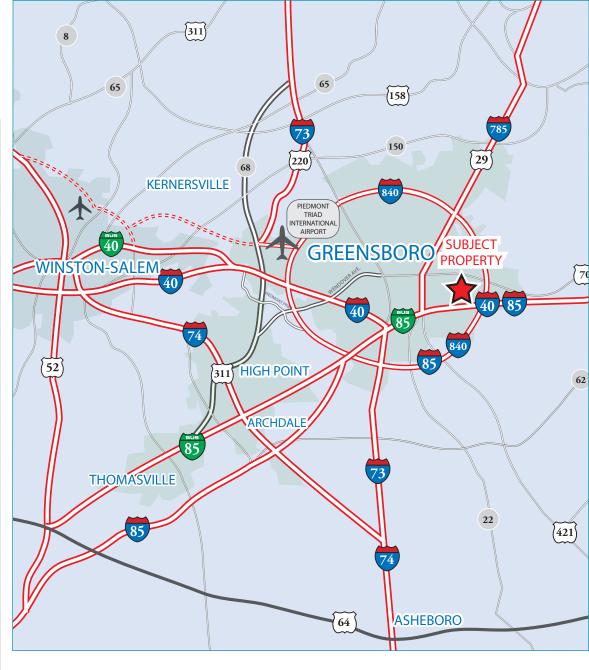


TECTONIC

INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405

Building Size:	+/- 293,760 SF
Office Space:	+/- 2.211 SF
Clear Height:	36'
Site:	22.677 Acres
Construction Type:	Concrete tilt-up construction
Roofing:	60 mil TPO membrane, mechanically fastened roof with 20-yr warranty
Bldg. Dimensions:	320' x 918'
Column Spacing:	Depth: 50' (typ) w/ 60' speed bays (we also have the 60' bay at the front of the bldg.) / Width: 54'
Floor:	7" unreinforced concrete slab, 4,000 PSI, dowel baskets and joint filler in speed bay
Dock Doors:	30 doors and 30 knockout panels (potential total of 60 doors)
Drive-In Doors:	Two (2) 12' x 14'
Dock Equipment:	35,000 lb levelers with dock packages including seals, bumpers, swing arm lights, z-guards, vision panels, and adjacent electrical outlets
Truck Court Depth:	185'
Trailer Parking:	58 trailer spaces
Auto Parking:	202 auto parking spaces (expandable)
Fire Protection:	ESFR Sprinkler Protection, Electric Fire Pump
Plumbing:	8" underground sanitary to all 4 corners, 3" domestic water line along dock and end walls only
Heating:	Heated to 50 degrees at ASHRAE defined exterior conditions, code minimum ventilation
Ventilation:	Code minimum ventilation with 1 air change/hour
Power:	2,000A, 480V 3P main service with house panel & two (2) distribution panels
Interior Lighting:	One (1) LED high bay fixture per structural bay for lease lighting & 25 FC's in the speed bay
Exterior Lighting:	Both site pole lighting and building mounted wall packs have been included to achieve required site lighting photometrics



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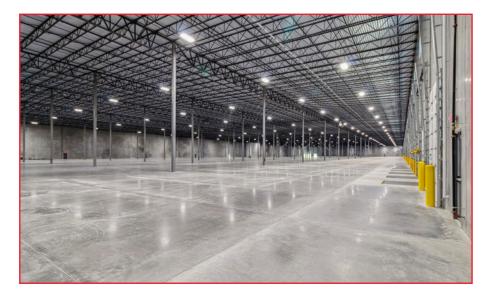
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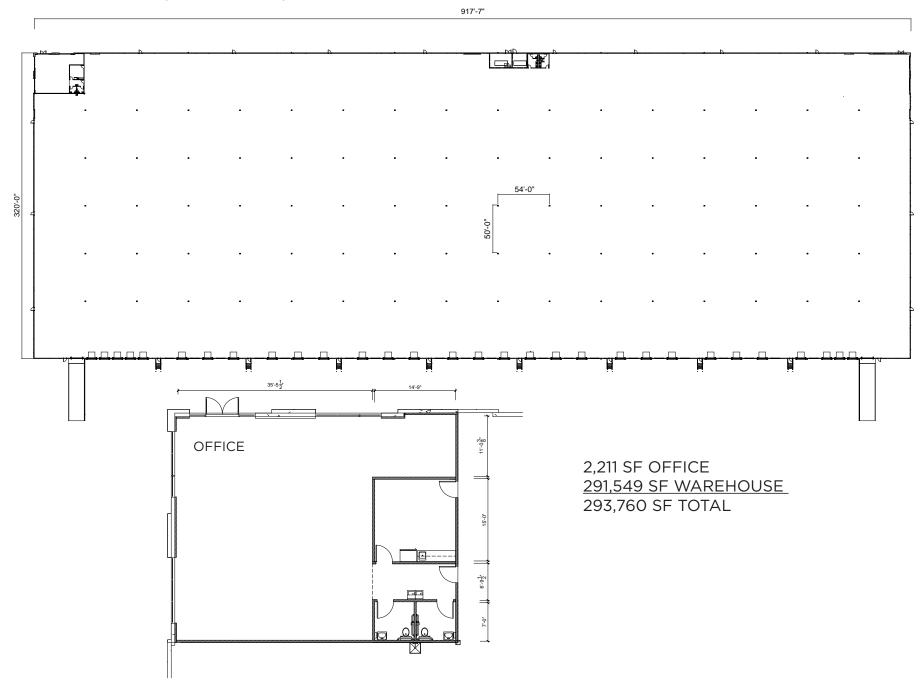




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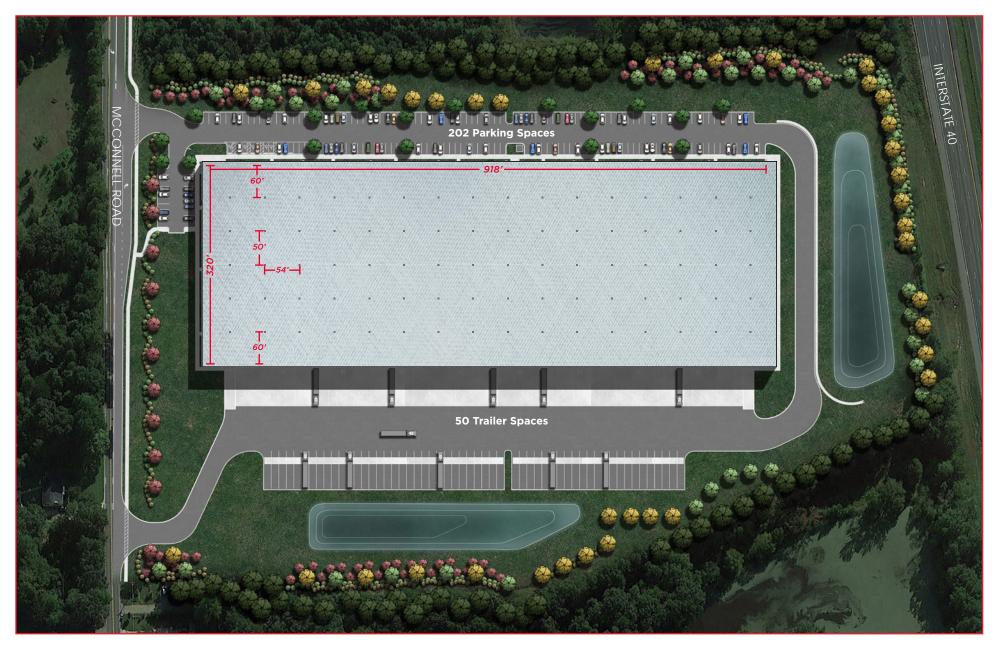
FLOOR PLAN



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SITE PLAN



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SURROUNDING BUSINESSES / AMENITIES



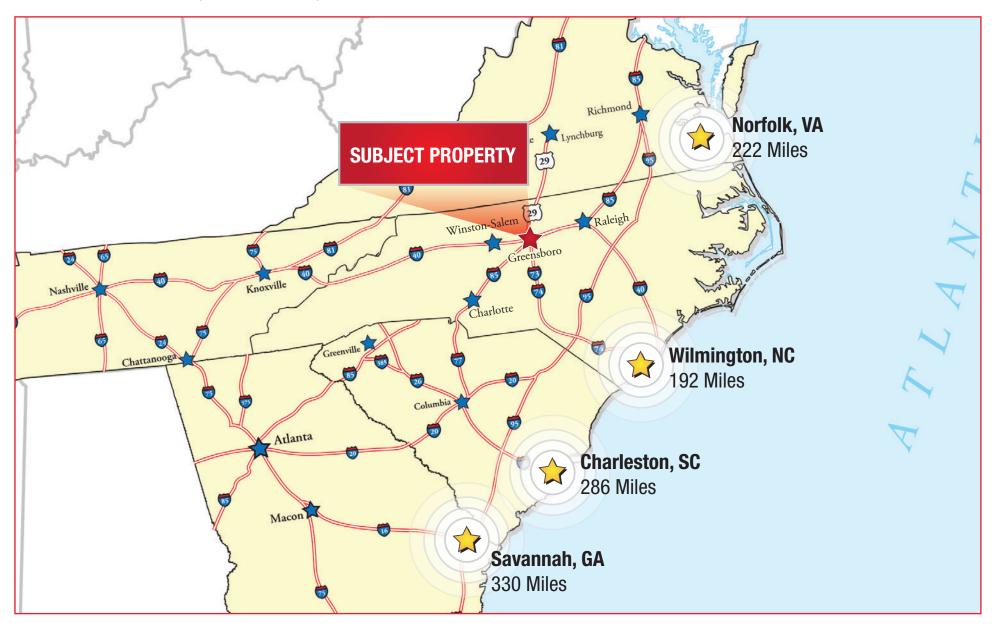
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INTERSTATES & PORTS MAP



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