

**1600 Las Colonias Dr.
Grand Junction, CO**

BASE SHELL FEATURES

Building Square Footage	36,960 square feet (120' deep x 298' long)
Warehouse/Office	Warehouse: 31,292 square feet Office: 5,668 square feet
Site Area	137,440 gross square feet (approximately 3 acres).
Construction Type	Structure shall be concrete tilt-up. Construction type III-B.
Clearance Height	20 feet to underside of roof trusses.
Column Spacing	Per plans.
Slab on Grade	Slab on grade to be 6" thick with #3 bar 18" O.C. in each direction. Slab to have floor finish with an average of FF 50 and FL 35. The slab will be rated at 4,000 psi.
Roof Structure	Hybrid- Open web steel trusses, ½" OSB, 2" x 4" subpurlins and panelized roof structure
Roof Covering	60 mil TPO roof with a slight pitch; 20 yr NDL warranty which provides for 100% repair/replacement provided regular maintenance is performed by owner
Louvers	1 ACH. Fixed louvers with filters
Fire Protection	NFPA-13 designed to meet current local fire code requirements.
Dock Doors	N/A
Grade Level Doors	(9) 12'x14' grade level doors (sectional vertical lift and manually operated). 6" concrete bollard protection at each door (2 per door).
Parking	83 Auto
Landscape	Landscape installation complies with City of Grand Junction standards and is designed as drought tolerant.
Site Paving	TBD
Painting	Two coats of exterior paint, one coat of interior paint, and interior columns painted yellow (to 12' above finished floor & white to bottom of roof). Exterior metal to be painted.
Electrical Service	1,200 amp building service (480/277 volt, 3-phase). 2,000 underground pull section (UGPS). Emergency lighting at each man door exit.