

PURPOSE-BUILT BIOMANUFACTURING SPACE DESIGNED TO SAVE YOU TIME AND MONEY DURING BUILD-OUT

Purpose-Built to Accommodate Your Space Requirements

- Dimensions: 532' x 244'
 - Footprint – 130,000 SF
 - 2nd Floor (**Delivered**) – 30,000 SF
- Footings and Columns sized to accommodate 2nd floor over entirety of footprint
- Column Spacing 48' x 48'
- Clear Height 40' clear high-bay
 - 21'2" clear beneath 2nd floor
 - 17' clear at 2nd floor

Critical Building Systems

- Insulated precast concrete exterior wall with insulation (II-B)
- Footings and Columns sized to accommodate future 2nd floor loads of 125 PSF LL
- Central roof mechanical area framed to accommodate 150 PSF LL
 - Building 1: 240' x 144'
 - Building 2: 288' x 144'
- 60-mil white TPO membrane roofing system with R30 insulation

Designed for Deliveries

- Loading Docks: Six 9' x 10' tailgate-height loading dock doors with hydraulic levelers
- Oversized Drive-In Door: One 16' x 18' oversized dock door at grade
- One 4,000 Lb service/passenger elevator to support 2nd floor

Utility Support

- 8" Sewer line
- 4" Domestic water line
- 8" Fire line
- 4" Gas line
- Electrical: Primary metered transformer and switchgear for buildings provided at completion of Core-and-Shell
 - 10,000 – 12,000 amps

Parking Details

- Parking: Up to 2.0 / 1,000 SF parking
- Conduits in-place for EV charging stations