

WOODMONT INDUSTRIAL, PBPOC PLAT 22/PARCEL F –
STANDARD BUILDING SPECIFICATIONS

TBD PARK OF COMMERCE BLVD, PALM BEACH PARK OF COMMERCE, JUPITER, FLORIDA

May 7, 2025

Building Type	Single story, single loading distribution center
Building Area	±305,784 SF on 19.15 acres
Dimensions	350'-0" X 865'-0"
Clear Height	40'
Bay Sizes	<ul style="list-style-type: none"> ▪ Typical: 52'-0" x 50'-0" ▪ Loading Dock: 52'-0" x 60'-0"
Car Parking	Two-Hundred and Eighteen (218) spaces
Trailer Parking	Thirty-Six (36) trailer spaces
Loading Docks	<p>Thirty-Five (35) docks</p> <p>Each dock position includes:</p> <ul style="list-style-type: none"> ▪ 9'-0" x 10'-0" steel vertical lift 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</p> <p>Drive-in door is 12'-0" x 14'-0" steel vertical lift, accessed via concrete ramp.</p>
Truck Court	Overall length of ~665' 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.
Floor Slab & Foundation	7" reinforced sealed concrete floor slab. 4,000 psi hard steel finish. Poured reinforced concrete footings and perimeter foundation walls. Interior steel columns mounted on isolated footing pads.
Structural Frame	Steel joists and joist girders conform to industry specifications and are prime painted gray. Metal deck is galvanized with underside factory primed white.

Exterior Walls	<ul style="list-style-type: none"> - Site-cast concrete load bearing wall panels with insulation to comply with energy codes. Exterior panels include architectural reveals for accents and are painted. Exterior finish is Tex-Cote. Joints caulked. - High impact store front doors and glazing at office areas per architectural plans. - Clerestory windows provided in loading dock area of warehouse.
Roof System	Single-ply TPO membrane over Polyiso R-19 rated 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	Warehouse ESFR fire suppression system with fire pump in accordance with NFPA and local codes provided. Extinguishers provided as required by the local fire marshal.
Ventilation	Warehouse ventilation: code required ventilation provided.
Lighting	<ul style="list-style-type: none"> ▪ Base building LED light fixtures in warehouse are designed for an average of 30 FC light levels and emergency lighting meets local code requirements. ▪ Building mounted light fixtures and site light poles designed to meet local requirements.
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 provided per code.
Sanitary Service	Sanitary sewer service provided to the building per site plan. Sewer runs laterally inside the building (under the slab) with cleanouts at intervals as required by code and designed to service interior floor area.
Water Service	Domestic water service provided for each tenant area. Fire sprinkler provided for the warehouse and offices.
Storm Water	Sloped roof drains and scuppers at the front and/or rear of the building, piped to underground stormwater drainage system or sheet flow to drainage structure with overflow leaders out-letting to daylight.
Mechanical	Warehouse ventilation required by code by roof or side mounted exhaust fans and gravity intake louvers. Meter and pump rooms are ventilated with louvered doors, exhaust fans and/or wall vents.
Landscaping & Irrigation Systems	Per code and plan, approved by the county.