

WOODMONT INDUSTRIAL, PBPOC PARCEL B OF PARCEL 4/MAP 'B'

STANDARD BUILDING SPECIFICATIONS

15399 DISTRIBUTION WAY, PALM BEACH PARK OF COMMERCE, JUPITER, FLORIDA

May 7, 2025

Building Type	Single story, single loading distribution center
Building Area	±236,080 SF
Dimensions	300'-0" X 775'-9"
Clear Height	40'
Bay Sizes	<ul style="list-style-type: none"> ▪ Typical: 48'-0" x 52'-0" ▪ Loading Dock: 52'-0" x 60'-0"
Car Parking	Two-Hundred and Fifty-One (251) spaces
Trailer Parking	Fifty-One (51) trailer spaces
Loading Docks	<p>Forty (40) 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" 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 will be 12'-0" x 14'-0" steel lift-clearance, accessed via concrete ramp.</p>
Truck Court	Overall length of ~685'-4" 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 provided.
Floor Slab	7" reinforced concrete floor slab.
Structural Frame	Steel joists and joist girders shall conform to industry specifications and be shop prime painted gray. Metal deck shall be galvanized with underside to be factory primed white.
Exterior Walls	<ul style="list-style-type: none"> - Site-cast concrete load bearing wall panels with insulation in compliance with energy codes. Exterior of panels shall include architectural reveals for accents and shall be painted. Exterior finish to receive Tex-Cote finish with smooth finish on interior. All joints shall be caulked. - Limited glazing at office areas. - Clerestory windows shall be provided over warehouse area.

Roof System	Single-ply TPO membrane over Polyiso R-19 rigid insulation board (to meet energy codes) mechanically attached to metal deck. A 20-year NDL manufacturer's warranty and 2-year contractor's workmanship warranty shall be provided. Roof securement shall meet 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	ESFR fire suppression system with fire pump in accordance with NFPA and local codes shall be provided. Extinguishers shall be provided as required by the local fire marshal.
Ventilation	Warehouse Ventilation: code required ventilation shall be provided.
Lighting	<ul style="list-style-type: none"> ▪ Base Building LED light fixtures in warehouse designed for 30 average FC light levels and emergency lighting meeting local code requirements. ▪ Building mounted light fixtures and site light poles to meet local requirements shall be provided. ▪ LED warehouse lighting positioned in accordance with steel structure.
Electrical Service	Electrical service shall be provided. 2400 AMP panel included in the base building.
Fire Alarm	Fire Alarm system for the building shell shall be provided per code.
Sanitary Service	Sanitary sewer service shall be provided to the building.
Water Service	Domestic water service shall be provided for each tenant area. Fire sprinkler service shall be provided for the warehouse.
Storm Water	Roof drains and scuppers at the rear of the building, piped to underground stormwater drainage system.