

**WOODMONT INDUSTRIAL, PARCEL C –
STANDARD BUILDING SPECIFICATIONS**

15131 PARK OF COMMERCE BLVD, PALM BEACH PARK OF COMMERCE, JUPITER, FLORIDA

May 7, 2025

Building Type	Single story, single loading distribution center
Building Area	±53,914 SF
Dimensions	139'-3" X 410'-8"
Clear Height	32'
Bay Sizes	<ul style="list-style-type: none"> ▪ Typical: 58'-10.5" x 52'-0" ▪ Loading Dock: 58'-10.5" x 52'-0"
Car Parking	Forty-Three (43) spaces
Loading Docks	<p>Thirteen (13) 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>One (1) drive-in door</p> <p>Drive-in door is 12'-0" x 14'-0" steel lift-clearance, accessed via concrete ramp.</p>
Truck Court	Overall length of ~188'-0" 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 wells. Interior steel columns mounted on isolated footing pads.
Structural Frame	Steel joists and joist girders shall conform to industry specifications and be shop prime painted gray. Metal decks 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 to receive Tex-Cote smooth concrete finish. Joints shall be caulked. - Store front door and glazing at office areas per architectural plans. - Clerestory windows shall be provided in loading areas of the warehouse. - High impact glass.

Roof System	Single-ply TPO membrane over Polyiso rigid R-19 insulation board 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 the 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. Lighting positioned in accordance with steel structure. ▪ Building mounted light fixtures and site light poles to meet local requirements shall be provided.
Electrical Service	Electrical service included. 2400 AMP panel in the base building.
Fire Alarm	Fire Alarm system for the building shell shall be provided per code.
Sanitary Service	Sanitary sewer service provided to the building per code.
Water Service	Domestic water service shall be provided for each tenant area. Fire sprinkler service shall be provided for the warehouse.
Storm Water	Single sloped roof toward loading dock, storm water shall sheet flow to drainage structures, conveyed via thru wall scupper opening to downspout to concrete aprons. Emergency overflow achieved through wall scupper openings.
Mechanical	Warehouse ventilation required by code for unoccupied building provided by well or roof mounted exhaust fans and gravity intake louvers. Meter and pump rooms are ventilated with louvered door, exhaust fans and/or wall vents.
Landscaping & Irrigation Systems	Per code and plan, approved by the county.