

**WOODMONT INDUSTRIAL, PBPOC PLAT 23/PARCEL E2 & K3/MAP 'E1' –**  
**STANDARD BUILDING SPECIFICATIONS**

**13133 BEELINE HWY, PALM BEACH PARK OF COMMERCE, JUPITER, FLORIDA**

**May 7, 2025**

<b>Building Type</b>	Single story, single loading distribution center
<b>Building Area</b>	±188,637 SF
<b>Dimensions</b>	300'-0" X 600'-0"
<b>Clear Height</b>	28'
<b>Bay Sizes</b>	<ul style="list-style-type: none"> <li>▪ Typical: 50'-0" x 54'-0"</li> <li>▪ Loading Dock: 54'-0" x 60'-0"</li> </ul>
<b>Car Parking</b>	One-Hundred and Nineteen (119) spaces
<b>Loading Docks</b>	<p>Thirty (30) docks</p> <p>Each dock position shall include:</p> <ul style="list-style-type: none"> <li>▪ 9'-0" x 10'-0" steel vertical lift overhead doors on 2" horizontal track with vision panels and Z-guard track protection</li> <li>▪ Dock Bumpers</li> </ul>
<b>Drive-In Doors</b>	<p>Two (2) drive-in doors</p> <p>Drive-in doors will be 12'-0" x 14'-0" steel lift-clearance, accessed via concrete ramp.</p>
<b>Truck Court</b>	Overall length of ~486'-0" with 60'-0" deep concrete apron.
<b>Pavement</b>	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.
<b>Floor Slab</b>	7" reinforced concrete floor slab shall be provided.
<b>Structural Frame</b>	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.
<b>Exterior Walls</b>	<ul style="list-style-type: none"> <li>- Site-cast concrete load bearing wall panels with insulation required to comply with energy codes. Panels shall include architectural reveals for accents and shall be painted. Exterior finish to receive Tex-Cote finish. All joints shall be caulked.</li> <li>- Limited glazing at office areas.</li> <li>- Clerestory windows shall be provided over warehouse area.</li> <li>- High impact glass</li> </ul>

<b>Roof System</b>	Single-ply TPO membrane over R-19 rated, Polyiso 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.
<b>Egress/Access Doors</b>	Hollow metal doors leading to exterior sidewalk, concrete stairs or concrete pads to grade as required by code.
<b>Fire Protection</b>	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.
<b>Ventilation</b>	Warehouse Ventilation: code required ventilation shall be provided.
<b>Lighting</b>	<ul style="list-style-type: none"> <li>▪ Base Building LED light fixtures in warehouse designed for 30 FC light levels and emergency lighting meeting local code requirements.</li> <li>▪ Building mounted light fixtures and site light poles to meet local requirements shall be provided.</li> <li>▪ LED warehouse lighting positioned in accordance with steel structure.</li> </ul>
<b>Electrical Service</b>	Electrical service shall be provided. 2400 AMP service panel included in the base building.
<b>Fire Alarm</b>	Fire Alarm system for the building shell shall be provided per code.
<b>Sanitary Service</b>	Sanitary sewer service shall be provided to the building.
<b>Water Service</b>	Domestic water service shall be provided for each tenant area. Fire sprinkler provided for the warehouse.
<b>Storm Water</b>	Roof drains and scuppers at the rear of the building, piped to underground stormwater drainage system.