

## PROJECT FACTS

<b>Developer</b>	Liberty Property Limited Partnership
<b>Site Location</b>	120 Midway Road, Jackson, GA 30233. The subject site is located at the intersection of Midway Road and Windy Lane - near the SW quadrant of I-75 and SR 16 in Butts County
<b>Site Acreage</b>	± 80 acres
<b>Site Zoning</b>	M-1, light industrial
<b>LEED Certification</b>	A LEED® Certified designation is in process and will be obtained from the U.S. Green Building Council
<b>Building Size</b>	840,000 Square feet
<b>Available Space</b>	840,000 Square feet
<b>Building Configuration</b>	Cross-dock facility
<b>Building Dimensions</b>	1,400' x 600'
<b>Column Spacing</b>	56' (w) x 51'1" (d) typical, staging is 56' (w) x 70' (d)
<b>Truck Court</b>	Two courts, 195' deep typical
<b>Site Utilities</b>	All storm drainage is surface routed or piped to on-site detention ponds or directly to an abutting waterway. Sanitary sewer service is provided by sewer along Midway Road. Utilities are provided by the local utility companies. The local suppliers are: <ul style="list-style-type: none"> <li>• Telephone conduit: AT&amp;T</li> <li>• Power: Central Georgia Electric Membership Corporation</li> <li>• Gas: Ferrell Gas</li> <li>• Water and sewer: Butts County Water &amp; Sewer Authority</li> </ul>
<b>Exterior Walls</b>	Site cast tilt wall panels, 8" thick
<b>Structure</b>	Typical joist and girder steel frame and deck. The deck is primer white and the structural steel is primer gray
<b>Clear Height</b>	The building is 40' clear minimum, measured to the bar joist at the first column in from the dock wall



## PROJECT FACTS

<b>Roof</b>	45 mil white TPO membrane, mechanically-fastened system with a 15-year warranty. Insulation is R15 typical, with R20.5 in end bay over proposed office
<b>Floor Slab</b>	The warehouse slab is 7" thick, 4000 psi concrete, reinforced with dowels at all construction joints. The slab is on a 6" stone base, with a 10 mil vapor retarder and the floor joints are sealed in the speed bays. The slab specification for flatness and levelness is Ff = 35, FI = 25 overall
<b>Exterior Shell Finishes</b>	Textured paint on tilt wall panels
<b>Storefront</b>	Standard two-story brick and aluminum storefront is provided at the front corners as shown in the elevations. 44 clerestory windows are provided in the warehouse
<b>Fire Protection System</b>	The shell is protected by an ESFR system. A fire pump is included in an exterior pump room. The office is served by a light hazard system that is covered under the office allowance. The shell system is monitored to meet local codes. A 275,000 gallon fire protection water storage tank is on site
<b>Electrical Service</b>	4000 amp, 3-phase, 480/277 volt system, upgradeable
<b>Exterior Lighting</b>	Wall-mounted light fixtures are included on all sides of the building, and soffit lights are included in the office storefront entries
<b>Interior Lighting</b>	LED lighting (30 FC) with motion sensors
<b>Site Lighting</b>	Paved areas are lit with LED light poles at perimeter of truck court and parking
<b>Plumbing</b>	Sanitary service is provided by a 4" PVC main line that runs the length of the building. A 2" domestic water line is stubbed on the east wall at the south ramp. These are shell costs and not part of the tenant's office allowance. The remainder of the under-slab sanitary and water required for the final office plan will be covered by the office allowance



## PROJECT FACTS

<b>Dock Doors</b>	Includes 153 manual 9' (w) x 10' (h) insulated vertical-lift dock-high doors and four 12' (w) x 14' (h) insulated high-lift drive-in doors, each with a ramp. The dock-high doors are protected by an exterior 4' continuous canopy. All dock doors have track guards or bollards at the jambs. Dock bumpers are included in the tenant improvements
<b>Egress Doors</b>	Hollow metal doors and frames provided around the perimeter of the building to provide egress. Standard lever handle hardware is provided
<b>Parking</b>	496 automobile parking spaces provided as shown on the site plan
<b>Trailer Parking</b>	175 trailer parking spaces. Provided as shown on the site plan
<b>Paved Areas</b>	<ul style="list-style-type: none"><li>• Light duty asphalt: 6" stone base, 1.5" asphalt binder and 1" topping. Includes all automobile parking areas and auto drives shown in the site plan</li><li>• Heavy duty asphalt: 8" stone base with 2" asphalt binder and 1" topping. Includes the main truck driveways</li><li>• Truck apron and court: 8" thick, 3,500 psi, unreinforced concrete</li><li>• Sidewalks: 4" thick concrete at main entrance to offices and under the soffit area</li><li>• Curb and gutter at all pavement edges</li></ul>

