



## Specifications – West Building

13100 Loop Road, Fontana, CA

- Building – 310,279 SF (3,065 SF mezzanine)
- Office – 6,727 SF of 2-Story Office Space
- Clear height – 36' clear (inside 1<sup>st</sup> column line from docks)
- Columns – 56'-0" by 50'-0" typical column spacing (60' spacing in speed bay)
- Parking – 164 auto stalls; 45 trailer stalls
- Construction – Concrete tilt-up walls, steel truss and girder roof structure with a panelized wood deck
- 47 Dock High Doors (9' x 10')
- 2 Grade Level Doors (12' x 15')
- Fire Protection – ESFR
- 100% concrete site paving; including all car and truck parking areas and drive aisles
- Decorative scoring and/or colored pavement at drive entries and office pod entrances
- Roofing – Class "A", 4-ply asphaltic built-up roof system with fifteen (15) year, no dollar limit warranty
- Roof Structure – Metal Truss hybrid
- Insulation – White Scrim Foil
- Skylights – 3% coverage; Skylights to be acrylic single dome impact and wind resistant
- Warehouse Slab – 7" thick 4,000 psi concrete; MM80 joint filler in the speed bay; Seal concrete floors with one (1) coat of water based sealer, Lapidolith or equal; Slab to have minimum flatness of FF-50 and levelness of FL-35
- Electrical – 4000 amp pull section (UGPS) with 1200 amp service; Conduits in speed bay for future power distribution and EV charging capability; 1 EV charging station
- Utilities – Sewer service at south building corners; Domestic water service to office locations with future service on east side of building; Irrigation water service with backflow preventer; Telephone and data conduits only – tenant to provide all data and phone wiring and service
- Landscaping – Drought tolerant landscaping to be used where possible, automatic sprinklers