

1081 Ace Drive Garages
"Landlord's Work Letter / Spec Sheet"

Electric Service - 200A 208/120V
3 Phase Service with fluorescent lighting
Battery operated emergency lights
120 v outlets on walls
Spare breakers available for individual hot water heater,
compressor, welder, etc. available in 200A panel in space
Purchaser can run circuits for devices to meet their needs

Phone/ data - Verizon service available

Plumbing provided - Polypropylene utility sink with instant hot water
Rough-in for future toilet and sink
Two community toilets with showers in public restrooms

HVAC - G.E. 2 - 1/2 ton split system air conditioner with a roof mounted
exhaust fan with intake louver

Door parameters - Thermacore 598 steel overhead door, 16'-0" x 12'-0"
electric motor operated with open, close, stop buttons

Floor - 4" stone base with 6" concrete reinforced with 4" x 4" 4/4 GA. Welded
Wire Mesh - provide specific lift information and structural analysis can be provided

Ceiling Height - where door track overhead (to approximately 19' from exterior) 12'
high

beyond door track overhead operator (approximately 19' and out from exterior)
13' high to 16' high at center line wall or rear of space