



Building Specifications

ACREAGE:	87.84 Acres
MUNICIPALITY:	Worcester Township
ZONING:	LI - Limited Industrial
YEAR BUILT:	1989, build-to-suit for Ford Motor Company's electronic components division
GROSS BUILDING AREA:	675,000 SF
LOADING:	
DOCK HIGH:	15 existing docks equipped with dock shelter, dock locks, and dock levelers
DRIVE IN:	Two (2) existing
CLEAR HEIGHT:	
BUILDING C:	23'6"
BUILDING D:	21'
BUILDING E:	21'
OFFICE:	8'6"
BAY SIZE:	40' x 40'
ROOF:	TPO - new in 2014

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FLOOR LOADING:	6" slab of 4,000 psi reinforced concrete on 6 mil. vapor barrier with a capacity of 400 lbs per square foot
POWER:	Dual power service at 34,500 volts, supplied by PECO Energy from its North Wales and Perkiomen substations
TELECOM:	600 pair copper cable and 12 strand fiber optic cable tied back to Centerpoint Service Center with potential for SONET ring
GAS:	6" main on Morris Road at a pressure of 10 psi provided by UGI
WATER:	North Wales Water Authority
SEWER:	Upper Gwynedd Township Authority
HVAC:	Chilled water system; the entire manufacturing area is temperature and humidity controlled, a variable air volume box diffuser and temperature sensor are provided for every 40' x 40' bay
HEATING:	Central boiler
VENTILATION:	Roof top air handling units
LIFE SAFETY:	Grinnell wet sprinkler system throughout supported by two (2) 500,000 gallon water tanks
LIGHTING:	Four (4), 6-tube T-8 florescent light fixtures per bay in the manufacturing areas and 8 cell parabolic fixtures in the office areas
PARKING:	1,685 surface parking spaces