

1840 WAYSIDE ROAD (Building B) Fact Sheet/Specifications

Available:	Immediate
Building Size:	88,806 Square Feet
Space Available:	88,806 SF (divisible to 54,646 SF and 34,160 SF as shown on the Building Floor Plans)
Acreage:	7.11 acres
Location:	1840 Wayside Road, Tinton Falls, NJ Block 109.02 Lot 2
Building Type:	Single story tilt-up concrete panel, rear loaded warehouse
Building Dimensions:	342' x 264' (Irregular)
Clear Height:	36'-0" minimum clear height with no utilities below joists
Bay Size:	Interior – 44' x 55' Typical (varies) 60' Speed Bay
Floor Slab:	1,000 psf load, 6" thick with synthetic macro fiber reinforced
Dock & Grade level Positions:	24 dock positions are provided. Each dock position includes: <ul style="list-style-type: none">• 9'-0" x 10'-0" insulated steel vertical lift overhead doors with Z-guard track protection• 4,000 lb Mechanical Dock leveler• Dock bumpers• Dock Seal• Dock Light At grade 12' x 14' drive-in doors Optional second 12' x 14' drive-in door

Loading Dock Pad:	12' x 60' (concrete)
Car Parking:	106 Car Parking Spaces
Tractor trailer Parking:	18 positions
Construction:	Insulated load bearing tilt-up concrete wall panels
Roof System:	60-mil TPO roofing fully adhered over rigid insulation
Fire Protection:	ESFR fire suppression system shall be provided in accordance with local codes. Fire extinguishers shall be provided as required by the local fire marshal. Fire Hose allowance shall be 250 gpm.
Mechanical:	Direct gas fired heaters
Electrical Service:	Main service to the building shall be 1,600 amp (750 kVA), 480/277, 3-phase
Fire Alarm:	U/L listed and certified addressable Class B supervised non-coded multi-zone central station fire alarm system. The fire alarm system shall accommodate monitoring as required by local fire and building codes.
Storm Water:	All catch basins, roof drains and downspouts shall be connected to the underground storm drain pipe system
Code / ADA Compliance:	The building shall meet all local and national building codes and current ADA codes