

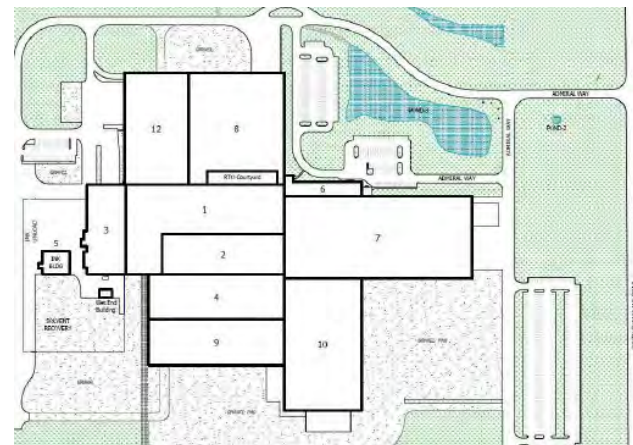
Specification Sheet



Size:	Approximately 965,895 square feet
Year Built	2003-2013
Ground:	Approximately 170 acres
Construction :	Precast Construction Floors: 7" slab on grade with steel fiber reinforcement and finished surface Walls: (Shell & Exterior) Structural Steel frame w/ 8-10" insulated pre-cast tilt up panels. Roof: Standard built up roofing, over backer board on rigid insulation, ballast at FML separation
Date of Construction:	2003: Phase 1 Information: 2004-2005: Phase 2,3 & 4 : Information 2007: Building 10 2013: Building 12)
Condition of Property:	Excellent, Class A
Ceiling Heights:	Primarily 27' and 30'
Column Spacing	Varies from 40 x 50, 50 x 50 , 40 x 60 / 50 x 60, 60 x 50
Power:	OG&E – 34.5 KV Feeders (2 service lines - 5869&5870) to (2) 34.5kV 6-Way switches
Elevators	(2) 3000lb capacity Otis hydraulic elevators
Natural Gas:	12" NG Supply line from ONG
Water:	10" Water supply from City of OKC
Fire Safety:	FM200, Halon, CO2, AFFF
Fibre Optics	Central Fibre Optic system with Hub/Spoke server Room system
Sewer	Metered by City of Oklahoma City
Lighting:	T-5 fixtures with motion sensors
Security System	Simplex alarm system with pull stations, card-swipe access doors, Hikvision security camera system



6801 S Sunnyslane Rd
Oklahoma City, OK



Site Plan



Office Facilities:	Approximately 25,000 sf
Parking:	Paved asphalt parking lots/drives; approx. 700 spaces
Heating/ AC & Ventilations	Spot cooling/heating in manufacturing areas & controlled climate in office/admin areas: Temtrol Chilled Water Air Handling Units, Radiant Heaters, Air Rotation Units, Trane Package RTUs
Air Conditioning:	HVAC in the entire plant except warehouses
Rail:	BNSF rail spur into building
Compressed Air:	Yes, throughout facility
Fencing:	On the north, west and south boundaries
Fomer Use:	Printing and distribution
Transportation:	Rail service into building BNSF, half mile north of I-240, 3 miles east of I-35 and 8 miles west of I-40
Miscellaneous:	Capital Improvement- Grease Trap Replacement/Upgrade, Chiller Motor Replacement, below grade storm shelter for approximately 500 people, independent fire sprinkler and electrical for each phase of construction, on-site medical clinic, can be divided