

FOR LEASE > BUILDING A



Birtcher Center at Townsend Way

23040 NE TOWNSEND WAY FAIRVIEW, OREGON 97024



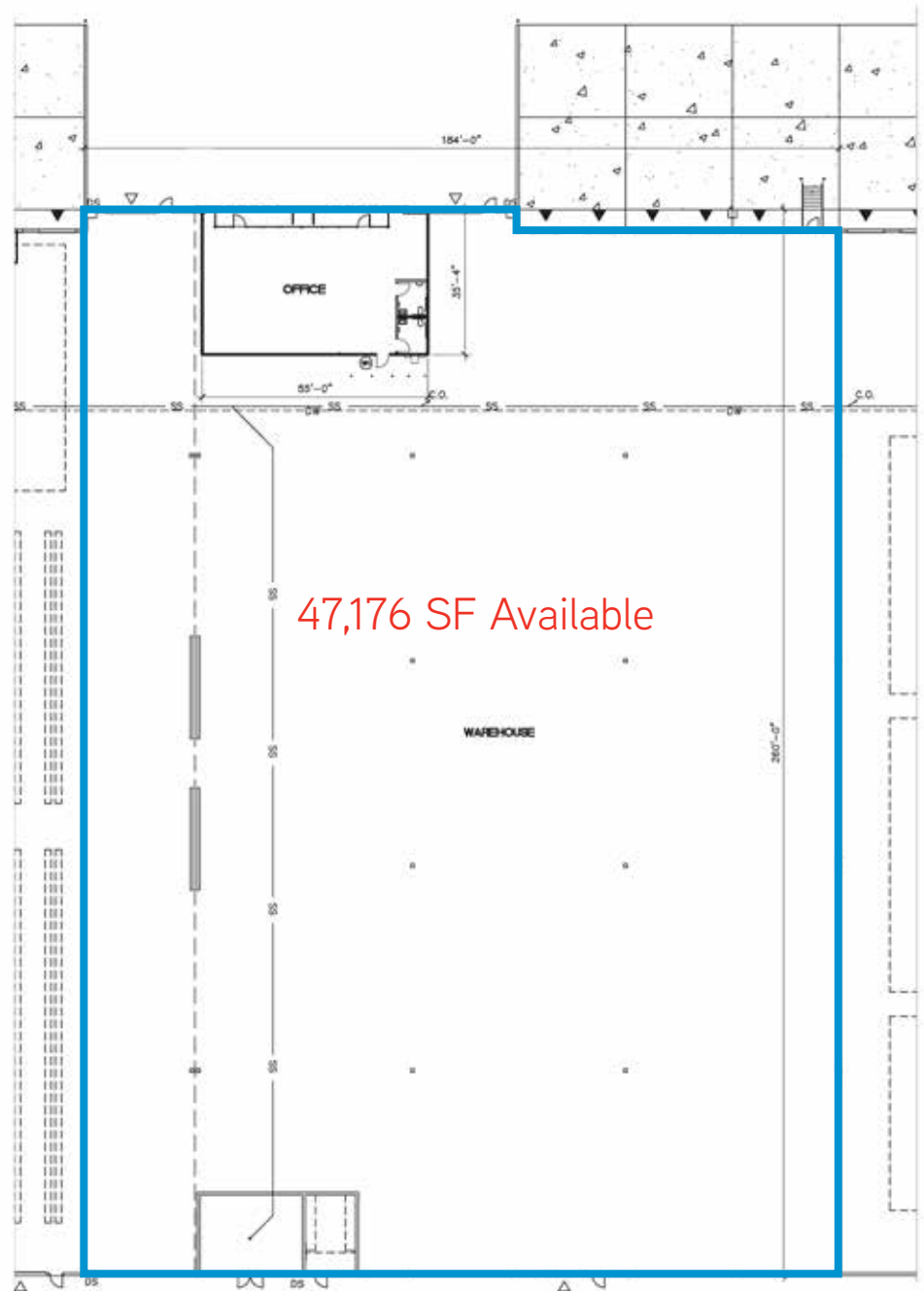
Building A - Current Availability

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Building A Features

Building Size	• 166,140 SF
Office Space	• Approximately 1,774 SF
Site Size	• 355,250 SF
Clear Height	• 30'
Dock Doors	• 25
Grade Doors	• 8
Concrete Dock Aprons	• 50'
Column Spacing	• 52' wide by 50' deep with 60' deep speed aisle
Car Parking	• .83/1,000
Truck Staging Distance	• 130'
Floor Slab Thickness & Reinforcing Material	• 6" with number 4 rebar 24" on center
Floor PSI/Loading	• 350 lbs.
Sprinkler System Rating	• ESFR
Warehouse Lighting	• To tenant specifications
Electrical Service	• 1,600 amp, 480V, 3-phase power
Water Size	• 1.5"
Sanitary Sewer Size	• 6"
Roof Insulation	• R-19
Roof System	• 4-ply built-up with reflective cap sheet
Skylights	• 55 total; 1 per 3,020 SF
Estimated CAM Costs	• \$0.117/SF/Mo.
Heating	• Cambridge gas fired rooftop units with freeze protection
Lease Rate	• \$0.36/\$0.75

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