4000 SAYREVILLE COMMERCE CENTER
4000 BORDENTOWN AVENUE, SAYREVILLE NJ

Building **Spec Sheet**

	BUILDING 1	BUILDING 2
Building Type	Front Load	Front Load
Building Area	308,200 SF	460,300 SF
Depth of Building	360'	360'
Column Bay Depth	60' speed bays, 55' deep internal bays	60' speed bays, 55' deep internal bays
Column Bay Width	56' (Typ.)	56' (Typ.)
# of Offices Entries	(2) First and Second Story office features at front corners	(2) First and Second Story office features at front corners
Spec Office SF	2,500	2,500
Clear Height (6" inside first column line off speed bay)	36' (alternate for 40' clear)	36' (alternate for 40' clear)
Bracing Type (Chevron/ Modified K / Moment) & Clear Height	Modified K (15' clear)	Modified K (15' clear)
Slab Specifications	7" Unreinforced	7" Unreinforced
Concrete Hardener	Ashford Formula as curing compound	Ashford Formula as curing compound
Vapor Barrier	10 mil under office	10 mil under office
Caulk Slab Joints	Speed Bay Only with MM-80 or equal	Speed Bay Only with MM-80 or equal
Dock Height	48"	48"
Dock Door Insulation (Y/N)	Y	Y
# of Dock Doors	41	59
Typical Dock Door Dimension	9' X 10'	9' X 10'
Dock Door Vision Panels (Y/N)	Yes	Yes
Dock Door Orientation on Panel	Double Vision Panels	Double Vision Panels
# of Drive-in Doors	(2) doors with electric motors	(2) doors with electric motors
Drive-in Door Specs	12' x 14'	12' x 14'
Z-Guards at dock & drive-in door positions (Y/N)	Yes	Yes
Dock Pits	Formed at all dock positons	Formed at all dock positons
Dock Bumpers at dock positions (Y/N)	Y	Y

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Dock Seals at dock positons	Provide at 50% of dock positions	Provide at 50% of dock positions
Dock Levelers	7x8 - 40,000 lb mech. levelers at 50% of dock positions	7x8 - 40,000 lb mech. levelers at 50% of dock positions
Dock Stair type	Galv. Steel Dock stair- grates for landing and treads	Galv. Steel Dock stair- grates for landing and treads
Location of Knockout Panels	N/A	N/A
Roof Drainage System	Scuppers with Flush Downspouts	Scuppers with Flush Downspouts
Roof Membrance material	60 mil TPO, fully adhered, 20 year NDL warranty	60 mil TPO, fully adhered, 20 year NDL warranty
Roof Decking Spec.	G30 1.5" Type B WB (white bottom) – Hilti pins (not welds)	G30 1.5" Type B WB (white bottom) – Hilti pins (not welds)
Roof Insulation	R-30 (R-25 alternate)	R-30 (R-25 alternate)
Roof Access Ladder	One / Interior at Electrical or Sprinkler Room	One / Interior at Electrical or Sprinkler Room
Electrical Service	3,000-Amp 480/277V 3-Phase	3,000-Amp 480/277V 3-Phase
Warehouse High-bay lighting	LED at 30FC @ 36" AFF on open warehouse with min 15' whips	LED at 30FC @ 36" AFF on open warehouse with min 15' whips
Building Exterior Lighting	Minimal (1 Foot-Candle average)	Minimal (1 Foot-Candle average)
Site Lighting	Minimal Light Poles (1 Foot-Candle average)	Minimal Light Poles (1 Foot-Candle average)
Freeze Protection System	Gas-fired roof top units	Gas-fired roof top units
# of Air Changes	Code Minimum	Code Minimum
Intake Louvers / Qty & Size	Code Minimum	Code Minimum
Exhaust Fan Qty / Size	Code Minimum	Code Minimum
Clerestory Windows	Yes (confirm with architectural elevations)	Yes (confirm with architectural elevations)
Skylights (Yes / No) and #	No	No
Dock Stair type	Galv. Steel Dock stair - grates for landing and treads	Galv. Steel Dock stair - grates for landing and treads
Fire Suppression System	ESFR (With Electric Fire Pump)	ESFR (With Electric Fire Pump)
Fire Pump room	Yes	Yes
Electrical room	Yes	Yes
Concrete-filled steel bollards painted Yellow	Located at Drive-In Doors, Dock Stairs and around Transformer per utility specs.	Located at Drive-In Doors, Dock Stairs and around Transformer per utility specs.