



# Systems West Building

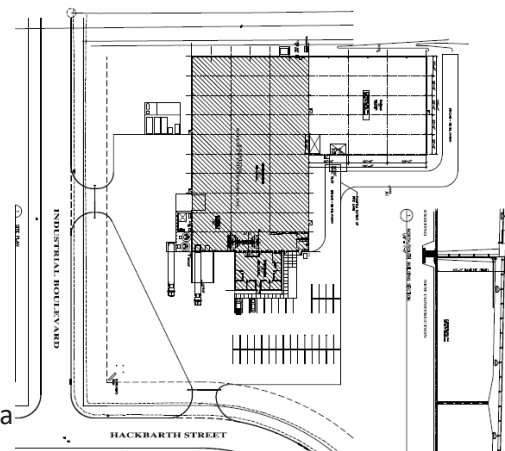
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## Building Specifications

- Constructed 2021
- 62,000 sq. ft total
- 35,000 sq. ft of manufacturing
- 8,000 sq. ft office space / mezzanine
- 19,000 sq. ft cold storage (roof is Insulated)  
(building can be sub-divided between 35K & 19 K spaces)
- 24' eave height
- 20' 10" interior clear height
- 1 Ground level exterior Overhead door 20'x16' for ma
- 1 Dock door



- 1 Future dock roughed in
- 1 Ground Level exterior overhead door 20'x14' for cold storage area
- Entire building is sprinkled
- Exterior compressor room
- 6" concrete floor with several reinforced laser / press brake pads / Jib Crane base
- Infrared heat in Manufacturing area
- 3 Big Ass Ceiling Fans
- Tank Pad for Nitrogen / Argon tanks
- Welding gas and Airlines Included
- Cubicles included

## **Building Power**

- 1,200 Amp 480 V CT Cabinet
- 1 – 600-amp main Service 480/277v
- 3 – 200 amp 480/277v subpanels
- 2 – 200 amp 208/120v Subpanels
- 1 – 480/277v service panel in Cold storage addition with
- 1 – 208/120v 200 amp panel in cold storage

## **Site**

7.5 Acre site +/-

