

BUILDING DATA SHEET

MANUFACTURING/WAREHOUSE/OFFICE FACILITY
2000 SOUTH DELPHINE AVENUE
WAYNESBORO, VIRGINIA

Owner: Development Company of America, LLP
P. O. Box 520
Westminster, Maryland 21158-0520

1. Location: 2000 South Delphine Avenue (Old State Route 624), Waynesboro, Augusta County, VA

2. Site Area: 6.58648 Acres

3. Building:

a. Area: 69,300 sq. ft.

Building 1:	Manufacturing and warehouse	21,000 sq. ft.
	Office	1,100 sq. ft.

Building 2:	Manufacturing and warehouse	42,000 sq. ft.
	Office	1,925 sq. ft.
	Mechanical room	3,275 sq. ft.

b. Floor Slab: 5" (manufacturing, warehouse, mechanical room and office)

c. Walls: 26 gauge metal panels with 3" Fiberglas insulation – Building 1
26 gauge metal panels with 4" Fiberglas insulation – Building 2

d. Roof: 26 gauge metal panels with 3" Fiberglas insulation – Building 1
24 gauge standing seam roof with 6" Fiberglas insulation – Building 2

e. Eave Height:

Building 1:	Main building - 13 ft.	<u>Ridge Height:</u> 18 ft.
	Office - 11 ft.	13 ft.

Building 2:	Main building - 14 ft.	<u>Ridge Height:</u> 19 ft.
	Mechanical room - 16 ft.	18 ft.
	Office - 12 ft.	14 ft.

f. Lighting: Fluorescent (office, manufacturing and warehouse area)

g. Heating: Building 1: Three (3) LP gas fired duct furnaces
Building 2: LP gas fired infra-red heaters

Note: Building 1 is heated and air-conditioned by a forced air system with gas-fired duct furnaces and exterior condensing units for cooling. The office area is heated by a separate air handling unit with VAV electric reheat boxes and a new condensing unit and DX coil will be installed for cooling.

Building 2 has a sophisticated heating and air-conditioning system. 25,200 sq. ft. of Building 2 is designed to maintain a temperature of 72°F (+/- 5°) with relative humidity control of 67% (+/- 2%). 16,800 sq. ft. of Building 2 is designed to maintain a temperature of 75°F (+/- 10°). The system consists of two (2) 70 h.p. LP gas fired Kewanee steam boilers and cooling by two (2) York 175 ton centrifugal chillers and one (1) 350 ton Baltimore Air Coil cooling tower. System was designed for 100% outside air with three (3) Semco air handlers with heat recovery wheels. This system has been “moth balled” pending future use.

h. Loading Facilities:

Building 1: 2 truck doors (8' x 10' at dock height with dock levelers and shelters)
Building 2: 3 truck doors (8' x 10' at dock height with dock levelers and shelters)

4. Monorail: 1½ ton monorail with hoist and trolley.

5. Utilities:

a. Water: 1” line from Augusta County Service Authority

b. Sewer: Septic system

c. Electrical Service: 3,000 amp, 277/480 volt, 3-phase, 4-wire (for both Building 1 and Building 2)

d. Sprinkler System: Building completely sprinklered; water supplied by the City of Waynesboro.

6. Zoning: M-1 (light industrial)

7. Frontage: 743.82 feet - South Delphine Avenue

8. Parking Facilities: 55 spaces

Note: Building 1 constructed in 1976 and Building 2 constructed in 1991.

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