

BUILDING DESCRIPTION
4230 SHILLING WAY – DALLAS TEXAS

ZONING:

Industrial Research (IR) – Red Bird Industrial District

LOT:

62,091 S.F. – (1.425 AC.) CB 6/6954 Lot 3

BUILDINGS:

Property consists of two buildings separated by an interior parking area.

Building One – Office, lab, assembly. Built 1971

Building Two – Warehouse, machine shop. Built 1974

BUILDING SIZE:

<u>Function</u>	<u>Area – Square Feet</u>		
	<u>Building One</u>	<u>Building Two</u>	<u>Total</u>
Office	2,525	-	2,525
Engineering	3,175	-	3,175
Assembly	3,025	-	3,025
Warehouse	3,495	3,000	6,495
Machine Shop	-	5,000	5,000
	12,220	8,000	20,220

PARKING:

Front Lot – 15 Cars

Interior Lot – 34 Cars 3 Trucks

BUILDING ONE

SIZE:

12,220 S.F. (130' x 92')

CONSTRUCTION:

Masonry walls bearing on 1' x 4' high concrete beam bearing on piers into rack.
Walls – brick over concrete block.

STRUCTURAL:

Steel columns, beams and roof joists,
Base bay size of 30' x 32'.
Clearance of 12' - 10" to bottom of beam, 14' to bottom of roof joist.

FLOOR:

Floor of 5" concrete reinforced with #3 rebar on 16" centers.

ROOF:

Built up roof over 1/2" rigid insulation bearing on 1-1/2" ribbed metal deck.

TRUCK DOCK:

One dock high dock with 10' x 10' overhead door.

POWER:

400 amps 240 volt 3-Phase

HVAC:

The entire building is air conditioned (35 ton capacity), with roof mounted units with gas fired furnaces.

BUILDING TWO

SIZE:

8,000 S.F. (80' x 100')

CONSTRUCTION:

Cast concrete walls with brick embossed pattern painted with a masonry paint.

STRUCTURAL:

Steel columns, beams and roof joists.
Base bay size of 25' x 40'
Clearance of 14' to bottom joist.

FLOOR:

Floor of 5" concrete reinforced with #3 rebar in 16" centers.

ROOF:

Built up roof over 1/2" rigid insulation bearing in 1-1/2" ribbed metal deck.

TRUCK DOCKS:

One at grade with 12' x 12' overhead door.
One dock high with 8' x 6' overhead door.

POWER:

400 amp 240 volt 3-Phase

HVAC:

The entire building is air conditioned (25 ton capacity) with roof mounted units.
Heated with suspended gas fired unit heaters.