



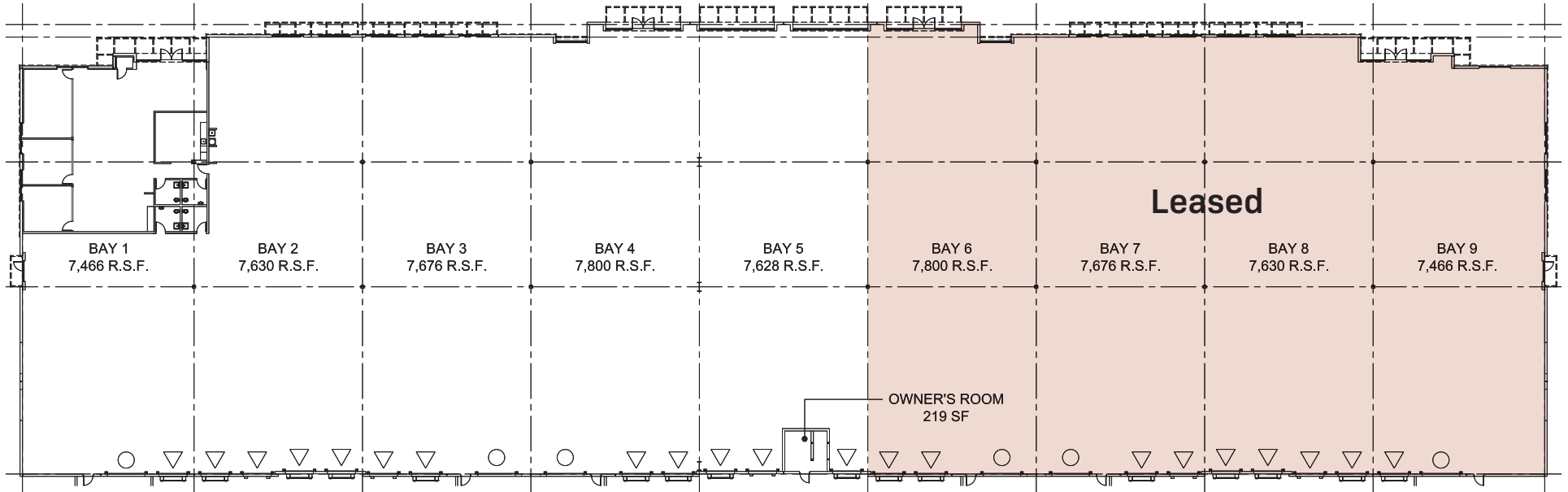
MESA GRANDVIEW
BUSINESS PARK

BUILDING 4 | Divisibility

4156 E. Virginia St. | Mesa AZ 85215

ONE BAY

Minimum Divisibility: $\pm 7,466$ RSF



NOTE:

All rentable square feet (RSF) numbers include a prorata share of the Building 4 Owner's Room and the Fire Pump Room in Building 6.





MESA GRANDVIEW BUSINESS PARK

BUILDING 4 | Specifications

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GROSS SHELL BUILDING

- ◆ Single-level Concrete Tilt Building
- ◆ Use: Office/Light Industrial/Warehouse
- ◆ Occupancy: LI and GI
- ◆ Construction Type: IIIB
- ◆ 4,000 PSI slab on grade
- ◆ 100% HVAC
- ◆ Skylights & Clerestory Windows

SF | DIMENSIONS | EXTERIOR BUILDOUT

- ◆ ±68,700 SF, including (2) ±3,100 SF spec suites
- ◆ ±30'-0" Clear Height
- ◆ 5" Concrete on 4" ABC w/ #3's at 18" oc each way and vapor barrier
- ◆ Roof: Class A TPO with R-38 insulation with a wood hybrid structure designed to accommodate solar panels
- ◆ Tilt wall construction 10 1/2" and 8" thick
- ◆ Interior column spacing; 54'-0" x 40'-0"
- ◆ 60' Speed Bays
- ◆ (21) 9' w X 10 h OH Glass Sectional Doors
- ◆ (6) 12' w X 14' h OH Glass Sectional Doors (expandable to 14' x 16')
- ◆ (8) 3,000-lb capacity mechanical dock levelers
- ◆ 4' x 8' skylights throughout warehouse area
- ◆ Clerestory windows at north side
- ◆ 1" thick reflective glass, insulated and tinted in aluminum storefront
- ◆ Exterior wall batt insulation with scrim installed/pinned to 10'-0" AFF
- ◆ Conduit for future Card Access System at four (4) future entries
- ◆ (2) Outdoor Amenity Areas
- ◆ ±141 Parking Spaces (30 covered)

PLUMBING

- ◆ 2" domestic water meter w/ 4" line to building
- ◆ 6" Sewer main to building

INTERIOR BUILDOUT

- ◆ (2) ±3,100 SF spec suite with premium finishes
- ◆ (2) private offices
- ◆ (1) large conference room
- ◆ Open office seating area
- ◆ Breakroom
- ◆ Multiple restrooms to serve the office | separate restrooms for warehouse

ELECTRICAL

- ◆ SES 3600A 277/480V 3PH NEMA 3R rated
- ◆ Meter section w/4 ea - 800 A
- ◆ (4) Level 2 CheckPoint 2-port EV charging stations
- ◆ LED Building and Site Lighting
- ◆ Telco (2 ea) 4" conduits to building adjacent to SES

FIRE SPRINKLERS

- ◆ ESFR automatic sprinkler system, rated for high-pile storage of Class IV non-encapsulated commodities
- ◆ Fire Pump at Building 6 for all three (3) buildings

DEVELOPER INITIATIVES

- ◆ Building LEED Certification
- ◆ Rooftop SolarFit solar panel program
- ◆ Enhanced Skylights and Clerestory windows
- ◆ Building LED lighting and Signature LED exterior lighting opportunity
- ◆ ChargePoint Level 2 EV Charging stations
- ◆ Abundant environmentally friendly landscaping



Note: Site plan layout, number of parking or trailer spaces, number of dock and grade level doors, gross building areas, exterior building heights, exterior building materials, light fixtures and general façade designs are subject to final review and approval by the City of Mesa. Clear heights and bay sizes are subject to final engineering design. Electrical services are subject to availability by the service provider and final engineering design. Any specific products or manufacturers that are listed are the basis of design and may be substituted with equals.

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