

Specifications for building at: **4126 Louis Avenue, Holiday, FL 34691**

10,000 sqft (100' x 100') stucco covered concrete block perimeter base building with insulated metal siding above the 8' block walls including metal roof located on 2.1 acres of land built in 2002.

Building is divided into office and flex/manufacturing/warehouse spaces via a ICF poured concrete wall for enhanced fire protection and sound proofing from shop to offices.

Approx. 2,500 sqft OFFICE space consisting of:

22' x 11' , 2 story glass entrance reception area with tile floors.

15' x 12' conference room with window.

(3) 10' x 12' offices with windows.

18' x 12' Executive office with window and 5' x 12' bathroom including tile shower.

16' x 12' Manager office.

8' x 12' office / storage.

12' x 12' lunch room with 7' counter, double sink, cabinets, stove and refrigerator.

ADA compliant separate WOMEN's bathroom 6' x 7'.

ADA compliant separate MEN's bathroom 7' x 7'.

29' x 17' copy/server/file cabinet utility room with window.

Area above the offices is spanned with 12" heavy duty engineered laminated beams, with 12" spacing, covered with ¾ plywood for 2,300 sqft of additional flex/storage area. Space between mezzine floor and office ceilings has 12" of insulation for additional soundproofing. Accessible with steel stairs or forklift, floor level steel plate loading area. This loft has rough-in plumbing for bathrooms (a duplicate of 1st floor) and can be "built-out" for additional offices or used for additional flex/storage.

Approx. 7,500 sqft of fully air conditioned FLEX / MANUFACTURING / WAREHOUSE space with 20' outside wall height and 24' center building height.

All new low energy cost LED lighting in 2025.

12' x 14' Shop lunch room with 6' counter and cabinets with double sink.

8' x 9' Warehouse WOMEN bathroom.

8' x 10' Warehouse MEN bathroom with a tile shower.

3' x 9' utility storage closet.

(2) 12'w x 14'h insulated overhead doors on West and South side of building.

South side doors are intended as access to future additional 13,500 sqft warehouse. (Site permitted in 2008, located on additional land at south end of building) This area is currently gravel paved and "cyclone" fenced for secure outdoor storage or parking. Land behind building is approx. ½ acre.

Offices have 7500 BTU dual condenser A/C.

Warehouse has (3) 10 Ton A/Cs. 2 for maximum cooling, 1 for backup to completely A/C entire building.

Building power consists of 1200 AMPs of 3 phase 240 v power.

Warehouse has wall outlets and ceiling troughs for wiring to be dropped down from ceiling to any location.

Contact and motion sensor wired full building security system.

Interior and exterior areas are monitored with (8) HD cameras recording to 4 TB data storage system.

Entire building is wired with gigabyte ethernet for available 7 GB fibre-optic cable internet and/or air gapped data network.

Property is zoned in Pasco County as I-1, Light Industrial Park and is located at southern end of the county next to Pinellas County line just off U.S. Rt. 19 N.

Contact: Bruce MacIntyre 727 687-5399 Brucemacintyre@yahoo.com



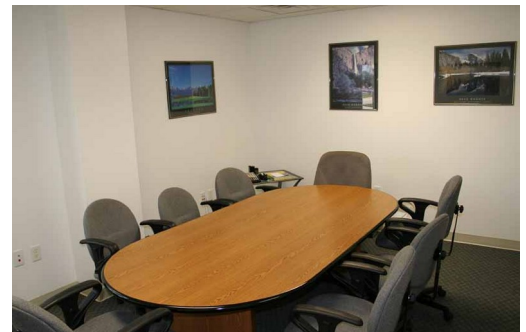
4126 Louis Avenue entrance



West view of parking lot



2 story lobby



Conference room



Typical office (3X)



Office area lunch room



Open computer and file storage



A/C manufacturing / warehouse with doors to offices and loft area on left side



Stairs to loft area next to bathrooms



Loft area with led floodlights

