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Building Highlights

Remodeled August 2015

9,210 SF Commercial Building - 222 ft Baldwin Rd Frontage
20,000+ Daily Traffic - 1.2 mi from I-75
Steady Recurring Fleet Customer Revenue



Building exterior & sign frontage on S Baldwin Rd



Building & paved customer parking

| Building Section | Dimensions | Square Feet |
|---|------------|--------------|
| Office / Showroom — Customer Waiting Area | 42 x 60 | 2,520 |
| Front Shop | 38 x 60 | 2,280 |
| Rear Shop | 63 x 70 | 4,410 |
| Total Building Area | | 9,210 |

■ Signage — Approx. 99 Sq Ft of Sign Space

- Road sign — LED & box pole sign with frontage on Baldwin
- 19mm Hyperion EMC, ~3' x 10', mono red, with WiFi communication; display 31" x 111"
- 2' x 10' double-face illuminated cabinet with cut vinyl
- 1 — 3' x 12' single-face illuminated building cabinet · 1 — 2' x 10' single-face illuminated building cabinet

■ Building Systems

- Bulk oil system plumbed throughout the shop
- Compressed air plumbed throughout the shop
- Shelly Pinkerton alarm system on all doors
- NEC-Yealink telephone system
- Comcast high-speed business internet
- Security camera system
- City water & sewer
- Paved front lot for customer parking

■ Front Shop

- Bay 1 — 10' x 10' overhead door
- Bay 2 — 10' x 10' overhead door · Hunter front-end alignment machine
- Ingersoll Rand air compressor
- Parts inventory — nut & bolt bins loaded with standard and metric, coarse and fine bolts



Bay 1 & 2 with Hunter alignment

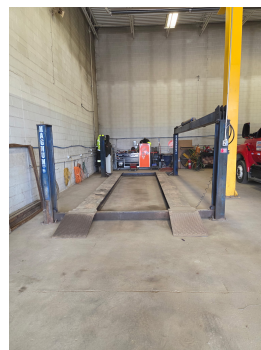


Bay 1

■ Rear Shop — 4 Double Bays, 70 ft Deep



Bay 4 & 5 with crane



Bay 3



Bay 6

- Four 12' x 14' powered overhead doors · 1 man door · 1 additional rear overhead door
- Bay 3 — Double bay, fits two trucks · 12' x 14' powered overhead door · BendPak Magnum 10,000 lb lift
- Bay 4 — Double bay, fits two trucks · 12' x 14' powered overhead door · 7.5 Ton TRSG freestanding crane system
- Bay 5 — Double bay, fits two trucks · 12' x 14' powered overhead door · 7.5 Ton TRSG freestanding crane system
- Bay 6 — Double bay, one truck and fabrication equipment · 12' x 14' powered overhead door · 10,000 lb lift
- 7.5 Ton 29'6" span TRSG freestanding crane system with new reinforced footings (August 2015)

- Two — 50' long 175,000 BTU tube heaters
- Complete new roof including structural steel and decking (2015)

■ Office, Showroom & Customer Areas

- Two bathrooms
- Mechanic changing room
- Large merchandise showroom with display shelves
- ADA drinking fountain
- Customer waiting area
- Lunchroom
- Manager's back office
- Large diamond plate front counter with slatwall display
- 2015 new drop ceiling and electrical
- 2015 new entry doors and glass



Diamond plate front counter



Customer bathroom

■ 2015 Construction Highlights

The August 2015 remodel was a complete structural overhaul of the rear shop. All walls and ceiling height were raised, the west wall reinforced, a new north wall built for new overhead doors, and reinforced concrete footings poured for the freestanding 7.5-ton TRSG cranes. The remodel included a complete new roof with structural steel and decking.



Rear shop gutted — start of demolition



Reinforced west wall



All walls and ceiling raised



Crane footing — excavation & rebar



Crane footing — formwork



Crane footing — pour complete



New north wall for new overhead doors



Block work complete — rear shop



Completed rear shop

All measurements and descriptions are broker-provided and subject to final confirmation during due diligence.