

IMPROVEMENT DESCRIPTION

The property is improved with a three-level commercial building that was designed and built for use as an equipment rental business. It contains showroom areas, offices, shop areas and storage areas. The building has a ground floor area of 11,356±SF, a first-floor area of 6,468±SF, and a third-level mezzanine of 1,820±SF for a total building area of approximately 19,644±SF.

Below is a brief summary of the improvements:

Actual Age:	c. 1986 and c. 2000
Effective Age:	25 Years.
Size:	Ground Level: 7,928SF Storage Walk-out Basement <u>3,428SF Warehouse</u> Total: 11,356±SF 1st Floor: 6,468±SF Showroom/Offices Mezzanine: 13,820±SF Office/Storage Total SF: 17,824±SF plus 1,820±SF mezzanine
Construction:	The main building that contains the walk-out basement, 1st floor showroom, and mezzanine was constructed around 1986 with a 1,460±SF expansion around 2000 when the warehouse was built. The building is of masonry and frame construction with 9.5±' high concrete block foundation walls and concrete floors. The floor joists are wood frame supported by steel I-beams and steel columns. The exterior walls are painted cedar planks over plywood. The roof is constructed of wood trusses covered with plywood sheathing and asphalt composition shingles. Windows are insulated glass in aluminum frames. The rear warehouse is a pre-engineered "Butler" building. The perimeter walls are concrete block to about 6', topped with pre-engineered steel columns and roof trusses.
Loading:	One truck height interior loading door and 3 drive-in doors - all located in the warehouse area.
HVAC:	The main building has central air conditioning and gas-fired forced hot air heating provided by three furnace/air conditioning units. The mezzanine area heating is supplemented by electric baseboard units.

	The warehouse is heated by suspended gas fired space heaters.
Fire Suppression:	Entire building has a wet, ceiling-mounted sprinkler system.
Electrical:	Solar panels supplement building's electrical system.
Interiors:	1st Floor: In general: The interior has painted drywall walls and ceilings. Some of the walls are covered with slatwall display panels. There are various floor coverings that include commercial grade carpet and ceramic tile. Lighting is by way of fluorescent fixtures as well as recessed spotlights and track lighting. Interior ceiling heights vary and are approximately 14' in some areas. There are two open retail- showroom areas as well as an office and kitchen area. The office has a full bathroom with a shower. There is also a two-fixture lavatory between the office and the kitchen. The kitchen has wood cabinets, plastic laminate countertops tops and a sink. The bathroom and lavatory have vinyl sheet flooring and wood vanities with cultured marble sinks. Mezzanine: This area is divided into five areas used for storage and offices. The walls and ceilings are painted drywall, and the floors are carpet and composition tile. Walk-out Basement: Most of the basement is unfinished storage areas. There is a two fixture lavatory in the basement area. There is also a small, finished area that includes two additional two fixture lavatories that have tile floors and wainscoting. Warehouse: Ceiling heights are approximately 18' at the walls and 24' clear at the peak of the ceiling. There is a 40' clear span. The warehouse has a small storage mezzanine measuring approximately 25' x 40' (the width of the building) with a 15' ceiling height.
Site Improvements:	The main parking area is located along the Rt. 206 frontage. It is paved with asphalt paving and contains two rows of parking spaces. There are about 23 striped parking spaces and an additional area that could yield another 16 spaces The paved driveway extends down to the warehouse area where there is a small area of outdoor storage and room to park a few box

	trucks. There is also a propane filling station contained within a small metal building. Outdoor lighting is supplied by building-mounted fixtures. There is some landscaping to the front of the building and along the Route 206 side of the parking area.
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Condition:	Based on our observations, the building is in average condition, generally well maintained. Note: We are not structural experts or professional building inspectors. We suggest that the client retain building inspection professionals to evaluate the structure and mechanical systems.
Functional Utility:	The property has been used for an equipment rental business and contains showroom areas, offices, shop areas, and storage areas. There is some functional obsolescence due to the many levels and multiple staircases. Some potential users would consider this to be awkward and inefficient. Ideally, the warehouse and showroom sections of the building would all be on the same level. The third level mezzanine is accessed by two staircases. It consists of a few rooms that are currently used for storage and has little utility. The warehouse is very functional since it features a 40' clear span, high ceilings, and excellent loading.