

1511 WAYSIDE ROAD

Delivery Specifications & Rent Guidance

Available: November 1, 2026

Space Available: 4,728 Square Feet (Warehouse Space #6)

Base Rent: \$17.25 PSF

Total Estimated Operating Expenses:	<u>\$6.19</u>
Real Estate Taxes:	\$1.72
CAM:	\$3.41
Insurance:	\$1.06

The building has been constructed in accordance with the Building Specifications and the Landlord shall perform the following work ("Landlord Work") within the Premises at its sole cost and expense:

- LED motion activated warehouse lighting at an average of 30-foot candles. Installation to be coordinated with Tenant to accommodate its design and use of the Premises.
- Existing five (5) ton rooftop HVAC unit (Air conditioning).
- Existing gas fired heaters to maintain approximately fifty-five (55) degrees in the Premises.
- Existing loading dock complete with 9' x 10' insulated steel vertical lift overhead door, 4,000 lb. mechanical dock leveler, bumper, seal and light.
- Existing ESFR fire suppression with alarm monitoring provided.
- Dedicated reception area as shown on as-built drawing.
- Two (2) ADA-accessible bathrooms and one (1) mop sink, as shown on as-built drawing.
- Existing domestic water and sanitary service installed in the Premises for access by Tenant, if needed.