FOR SALE OR LEASE
±119,230 SF | UNDER CONSTRUCTION | 2019 DELIVERY
### BUILDING FEATURES

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Size</td>
<td>±119,230 SF</td>
</tr>
<tr>
<td>Divisibility</td>
<td>±30,000 SF</td>
</tr>
<tr>
<td>Site</td>
<td>100% Concrete dock and truck maneuvering areas</td>
</tr>
<tr>
<td>Office Popouts</td>
<td>Each ±3,990 SF</td>
</tr>
<tr>
<td>Clear Height</td>
<td>30’ at first column</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>63.4’ x 52’ typical</td>
</tr>
<tr>
<td>Building Dimensions</td>
<td>250’ x 445’</td>
</tr>
<tr>
<td>Dock Loading</td>
<td>18 dock doors with bumpers</td>
</tr>
<tr>
<td>Maneuvering Area</td>
<td>160’ loading/maneuvering area</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>125 spots</td>
</tr>
<tr>
<td>Slab</td>
<td>6” @ 4000 lbs psi</td>
</tr>
<tr>
<td>Grade Level</td>
<td>Two 12’ x 14’ (additional possible)</td>
</tr>
<tr>
<td>Dock Equipment</td>
<td>To Suit</td>
</tr>
<tr>
<td>Lighting</td>
<td>To Suit</td>
</tr>
<tr>
<td>Electrical Service</td>
<td>2,400 amps, 277/480 volt 3 phase 4 wire</td>
</tr>
<tr>
<td>Construction</td>
<td>Concrete tilt-up</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>ESFR (Early Suppression Fast Response)</td>
</tr>
</tbody>
</table>

### HIGHLIGHTS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>BP Industrial</td>
</tr>
<tr>
<td>Acres</td>
<td>±6.2</td>
</tr>
<tr>
<td>Skylights</td>
<td>(32) 4’ x 8’ dual dome skylights with fall protection grilles</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Single ply, Class “A” TPO Roof (60 ML) with white roof 20 year NDL warranty</td>
</tr>
</tbody>
</table>
3065 RAMCO STREET | BUILDING C

SITE PLAN

BUILDING C
- 116,230 G.S.F.
- 115 Stalls × 1.05/1000

BUILDING E
- 166,257 G.S.F.
- 171 Stalls × 1.03/1000

BUILDING F
- 165,400 G.S.F.
- 13 DOCK DOORS

BUILDING G
- 229,130 G.S.F.
- 18 DOCK DOORS

Subject Building

60'-0" NO BUILD EASEMENT

FIRE PUMP HOUSE

814'-0"

267'-0"

35 TRAILER PARKING STALLS

M A R Y   P L A C E

R A M C O   S T R E E T

250'-0"

445'-0"

PUMP HOUSE

EXPANSION:
- 33,181 G.S.F.

PARCEL G
- 14,320.74 S.F.
- SITE AREA = 0.3287 ACRES

7,980 S.F.
- OFFICE = 32 STALLS

111,250 S.F.
- WAREHOUSE = 56 STALLS

88 STALLS REQUIRED

125 STALLS PROVIDED = 1.05/1000

269,854.88 S.F.
- SITE AREA = 6.20 ACRES

= 44.18% SITE COVERAGE

MONUMENT SIGN / DIRECTIONAL SIGN

BUILDING C
- 119,230 G.S.F.
- 18 DOCK DOORS

115 STALLS = 0.50/1000

463,527.02 S.F.
- SITE AREA = 10.64 ACRES

= 49.43% SITE COVERAGE

48 TRAILER PARKING STALLS

BUILDING F
- 165,400 G.S.F.
- 13 DOCK DOORS

111 STALLS = .78/1000

366,872.08 S.F.
- SITE AREA = 8.64 ACRES

= 45.08% SITE COVERAGE

47 TRAILER PARKING STALLS

BUILDING E
- 166,257 G.S.F.
- 11 DOCK DOORS

117 STALLS × 1.05/1000

409,008.81 S.F.
- SITE AREA = 10.64 ACRES

= 40.65% SITE COVERAGE

47 TRAILER PARKING STALLS

LEGEND:
- GRADE LEVEL DOOR
- OFFICE AREA
- WAREHOUSE AREA
- DOCK LEVEL DOOR

VICINITY MAP:
- South Port Parkway
- South Port Parkway
TRUCKING TIMES

- 1 HOUR
- 1 DAY
- 2 DAYS
- 3 DAYS

A Project by

3065 RAMCO STREET | BUILDING C

TRUCKING DRIVE TIMES

- Seattle: 11.5 hours / 790 miles
- Portland: 2.5 hours / 195 miles
- Bay Area: 1.5 hours / 75 miles
- Las Vegas: 6 hours / 1400 miles
- Los Angeles: 14 hours / 750 miles
- Phoenix: 14.5 hours / 1200 miles
- El Paso: 17.5 hours / 1125 miles
- Salt Lake: 9 hours / 750 miles
- Denver: 17 hours / 1560 miles
- Calgary: 19 hours / 1200 miles
- Houston: 23 hours / 1100 miles
- Dallas: 26 hours / 1200 miles

1 DAY TRUCKING TIME

1 HOUR TRUCKING TIME

2 DAY TRUCKING TIME

3 DAY TRUCKING TIME
FROM SOUTHPORT TO CALIFORNIA LOCATIONS
Port of Oakland 80 miles
San Francisco 85 miles
Fresno 199 miles
Los Angeles 380 miles
FROM SOUTHPORT TO MAJOR WESTERN REGIONAL CITIES

- Reno, NV 138 miles
- Boise City, ID 559 miles
- Las Vegas, NV 577 miles
- Portland, OR 585 miles
- Salt Lake City, UT 656 miles
- Phoenix, AZ 757 miles
- Seattle, WA 758 miles
- Denver, CO 1,188 miles