

New Retail Expansion

Jackson's Pointe Plaza Phase II



UTILITIES: Electric - First Energy
Gas - Peoples Natural Gas Company
Water - PA American Water Company
Sewer - Butler County Sanitary Authority

EMERGENCY

LIGHTING: Battery powered back-up night-lights and exit lights.

FIBER OPTICS: Armstrong Cable

BUILDING FINISHES:

EXTERIOR: The exterior is a combination of decorative masonry concrete units and insulated exterior EIFS system with various colors to enhance their appearance as selected by Landlord, and an aluminum storefront system.

FRAME: Rigid steel frame and masonry bearing construction with clear span bar joist.

BAY SPACING: 30'

CLEARANCE: Minimum 13' under main roof beams.

FLOOR: 5" reinforced concrete, 500 lbs. per square foot with 4,000 PSI concrete, sealed & hardened over compacted fill.

ROOF: 20 gauge galvanized steel decking insulated, single membrane rubber roof system with an R-20 rating.

HVAC: 208 Volt, 3 PH. Independent HVAC rooftop unit sized for a maximum of 1 ton of cooling capacity per 400 square feet.

PARTITIONS: DEMISING WALLS – Insulated drywall walls with metal studs from concrete floor to roof deck taped, spackled, and painted white.

CEILINGS: Exposed grey structural steel.

STOREFRONT: Aluminum and glass storefront system with one (1) 3' x 7' entry door and code compliant hardware as designated by Landlord.

FIRE PROTECTION: Ordinary hazard 125' wet sprinkler system.

ELECTRICAL: One (1) 200-amp, 120/208 volt, 3 phase, 4 wire panel and circuit breakers installed at the rear of the Leased Premises.

LIGHTING: All light fixtures and controls are by Tenant at Tenant's sole cost and expense. Exterior building lighting is on the house panel and meter and part of common area maintenance.

TELEPHONE

AND DATA: Telephone service provider is Verizon.

For More Information or to Schedule a Tour:
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