

# 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:** 4" 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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