

## **Valjean Listing Information MLS 801334**

This property includes two buildings.

The laboratory and production facility of 9,680 sf and the warehouse of 8,375 sf for a total of 18,055 sf.

The Laboratory and Production rooms are located on the first floor.

### **1st Floor**

Lab Equipment Room 14'6" x 9"

Laminated cabinets & drawers with solid surface counter top and closet

Lab Office 17'10" x 9'4"

Hall to Lab & office 20'9" x 3'

Laboratory 17'10" x 9'4"

Shelving 3 walls, center work area counter

2 entrances to laboratory (off hallway and office lab)

Floor vinyl and suspended acoustic ceiling

Paneled foyer to lab 7' x 8'

Office #1 11'4" x 8'8"

Floor carpet

Restroom unisex in hall

Lobby Reception room 8' x 9' with window pass through

2 access doors

Drywall painted

Central office Operation Manager's office

21' 7" x 11' 6" plus 4' x 10' foyer

Paneled and carpet

Walk-in Storage 11' 6' x 8' with vinyl floor

Entrance off President office

Executive President Office 18' x 11' 6"

Carpet. Paneled, suspended acoustic ceiling

All offices wood paneled

**Fill Room 39'1" x 63'4" + 17' x 17'2"**

Overhead door 12' (W) x 14' (H)

Air supply piping

Natural Gas

Air curtains at all exits, overhead & connecting doorways

Floor Stonehard Epoxy floor installed year 2005

12' ceiling

Mixing tanks/storage tanks NIC

Ceiling washable acoustic gypsum panels

**Blister Room 39' x 39'**

Floor Stonehard Epoxy Floor installed year 2005

Overhead door 8 x 8 motorized Lift-all OH doors

Sinks, 9' suspended acoustic ceiling

**Compounding Room 35'8" x 30'6" + 21' x 8'7"**

11' ceiling

Overhead door 8' (W) x 10' (H) motorized Lift-all OH doors

Floor Stonehard epoxy floor installed 2005

**Holding Bay/tool room 17' x 15'**

Overhead door 12' (W) x 16' (H)

Work bench area

**Flammable liquid room 16' x 6'**

**Two Restrooms men and Women separate at production areas**

**Boiler Room**

100 gallon hot water tank gas fired

Boiler 30 HP Fulton NIC for steam clean piping

## **2nd Floor Offices**

Stairway

Stairway climber

Epoxy floor in entrance

Storage under stairs

Large storage area exposed deck

17' 6" x 40'

Carpet floors, 4 rows shelving full height

Conference Room 15' x 17' 6"

Office work area 11' 6' x 20' 6"

7'4" ceiling

Entry hall way 5'7" x 11'

Two offices each 11'7" x 10'

Open office area 11' x 20'

## **Utilities**

City water

Septic drain field south of warehouse

5000 gal white tank for gray water, empty at 4000

Natural gas from street

## **Electric 3 phase 220 volts**

rewired manufacturing area of building in 2005

## **AC 4 zone AC** comprised of 7 compressors (main building only)

One in office

4 and 2 in work areas

Coordinated demand cooling

## **Zoning** – Light Industrial

IHB Conditional Use

## **Roof** – 2003 light weight concrete deck

## **Internal security** cameras throughout building

ADT installed but not activated

Property enclosed with chain fence with two entrance gates.

## **Building #2 Warehouse Building 80' x 100'**

Breakroom 15' x 17' with counters, refrigerator tables  
7' 6" ceiling. 8'7" entry hall to breakroom.

Office 8' x 8' warehouse manager  
Restrooms men and women  
Concrete floor with epoxy  
Pedestrian entry doors front and rear of building  
Cool Storage 6' x 8' NIC Refrig room  
Storage Racks industrial heavy duty racks  
No ceiling – not insulated  
Concrete floor industrial capacity  
20' deck height  
Overhead door 16 x 10 Ramp  
Overhead door dock leveler 8 x 10  
Ventilator System 4 intakes  
NO AC or heat  
Uninsulated steel building  
Gutter and down spouts directed to onsite retention pond  
Designed drainage

**2nd Floor office** 15' x 25' plywood walls, ceiling and floor

### **Miscellaneous**

Large parking area  
Large area available for double expansion  
Exterior patio (not covered) 16" x 17'  
Bench seating on 2 sides of patio

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