



GENERAL INFORMATION:

PROPERTY NAME: Jeld Wen

PROPERTY TYPE: Warehouse

BUILDING DESCRIPTION: Distribution warehouse

CONSTRUCTION: Heavy steel frame

CONSTRUCTION QUALITY: Average

YEAR BUILT: 1981

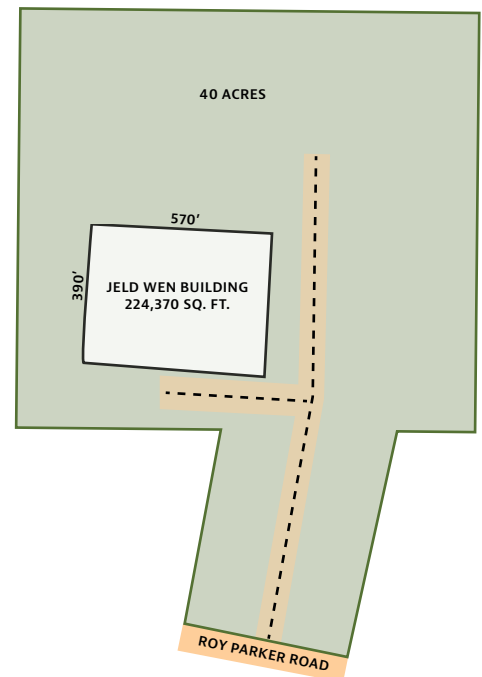
RENOVATIONS: Periodic

REMAINING USEFUL LIFE: 30

CONDITION: Excellent

APPEAL/APPEARANCE: Excellent

AREAS, RATIOS AND NUMBERS: Number of stories: 1



FOUNDATION, FRAME, EXTERIOR:

SIZE: Approximately 224,370 sq. ft. (including a 11,610 sq. ft. mezzanine over the office

GROUND: Approximately 40 acres

NUMBER OF BUILDINGS: One single story industrial facility

PARKING: Approximately 135 employee parking spaces-paved and lighted parking lot.

CONDITION OF PROPERTY: Excellent

BUILDING CONSTRUCTION:

CONSTRUCTION: Floors-6" concrete (original); 4" concrete (expansion).

Walls-Concrete block to 4' at rear of building and concrete block to 12' on each end of the building then insulated (2") gauge metal to the roof line.

Roof-24 gauge standing seam galvalume roof with 3" vinyl faced fiberglass blanket insulation on the interior.

TRUCK LOADING: Total of 34 tailgate high truck docks. 20 are on the west side and 14 on the east side. All have levelers (rated at 20,000 lbs.) and weather seals. All are approximately 8' x 10' except one at 8' x 12'. One 12' x 10' ground level door.

Parking for approximately 30 trailers and 10 tractors.

INTERIOR:

FLOOR AREAS: 394' x 540'

COLUMN SPACING: Columns-8" steel I beams.

CEILING HEIGHTS: Approximately 33' at eaves; 38' at peak.

TOILET FACILITIES: Office-one set.
Men-2 toilets, 2 lavatories, 1 urinal, lockers.
Women-5 toilets, 4 lavatories, lockers.

Plant-3 in warehouse.
Men-4 toilets, 3 lavatories, 3 urinals.
Women-3 toilets, 3 lavatories.

MECHANICAL SYSTEMS:

HEATING: Ceiling suspended natural gas fired space heaters

COOLING: Office areas only

SPRINKLER: 100% wet system rated at .60 gpm/1500 sq. ft.

COMPRESSED AIR: Compressed air lines serve a portion of the warehouse area

VENTILATION: Roof and wall mounted exhaust fans with floor level wall mounted intake louvers.

UTILITIES

LIGHTING: Sodium vapor lighting with fluorescent task lights

POWER: Alabama Power Company; 2000 amps; Square D switchgear; 277 /480 volts.

NATURAL GAS: Supplied by Southeast Alabama Gas Co.

WATER: Supplied by City .of Ozark.

SEWER: Supplied by City of Ozark.