

# Van Heusen Building

## Ozark, Alabama



### Size

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- Approximately 105,484 square feet (total)
  - 58,170 sq. ft. manufacturing
  - 36,600 sq. ft. warehouse
  - 13,714 sq. ft. office

### Basic Dimensions

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- Manufacturing/Distribution: 437' x 210'
- Main Office: 230' x 59'6"

### Lot Size

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- Approximately 16.10 acres

### Paved Parking

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- 438 marked spaces

### Condition

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- Excellent

### Date(s) of Construction

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- 1979 - 101,354 sq. ft.
- 1990 - 4,130 sq. ft.- Office Addition

### Ceiling Height

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- Manufacturing: 13' - 16' (58,170 sq. ft.)
- Warehouse: 25' - 27' (33,600 sq. ft.)
- Office: 9' under suspended ceilings (13,714 sq. ft.)

### Column Spacing

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- 44' x 25', 60' x 25'
- East/West 25' centers
- North/South (2) outer bays with 60' span
- North/South (2) center bays with 44' span

### Construction

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- Floors:
  - Manufacturing: 4" reinforced concrete with 6x6 #10/10 wwm
  - Warehouse: 5" reinforced concrete with 6x6 #6/6 wwm
- Walls:
  - Combination of textured concrete block (for office area) and insulated pre-cut double "T" control panels
- Columns:
  - Steel "I" beams
- Roof:
  - In 2003 a new TPO Roof was put down over the original built-up roof. Roof has 15 year warranty.

### Office

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- 13,714 sq. ft. of front office projection interior wall systems are removable

### Power

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- Supplied by Alabama Power Company
  - Secondary: 2000amp, 277/480V, 3 phase, 4 wire
  - Transformers: 1000kVA pad mounted
  - Distribution: Buss Duct

### Heat

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- Electric strip heaters in manufacturing Gas fired spot heaters in warehouse

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### Natural Gas

- Supplied By Southeast Alabama Gas 2" high pressure line

### Sewer

- Supplied by Ozark Utility Board 8" main, 5" line

### Water

- Supplied by Ozark Utility Board 3" main, 2" line

### Air Conditioning

- Manufacturing: 100%, with (5) 40 ton units
- Warehouse: spot cooled with (2) 20 ton
- Office: 8 tons

### Sprinkler System:

- 100% sprinklered, wet system
- Densities: .33gpm/sq. ft. over 4,000 sq. ft. of discharge
- Static Pressure: 85 psi
- GMP Discharge: 1896
- Loop System: Yes

### Lighting

- Fluorescent in manufacturing and office areas
- Metal halide in warehouse

### Truck Loading

- West Warehouse Wall:
  - (4) 8' x 9' with levelers, seals
  - (1) 8' x 9' with levelers, seals with dock lock & hydraulic lift

### Compressed Air

- Compressed Air in manufacturing 5" Air Loop
- Compressors have been removed

### Zoning

- Industrial

### Taxes

- \$25,885 2005 City/County

### Last Use

- Manufacturing, apparel, headquarters, warehouse

