

P. Graham Dunn Building for Lease

I. Main Building

- A. 150' x 150' exterior dimensions
- B. 18,576 sq/ft contiguous space with radiant tube heat
 - 1. 12,510 of this space is full height (minimum of 22')
 - 2. 6,066 of this space is limited to 10' clearance
 - 3. This entire area is serviced by a 100HP Honeyville dust collector with filters, silo, and controls in good working condition
 - 4. One 48" dock with leveler, one 36" dock, one 16' wide ground level garage door
 - 5. Metal halide lighting in high bay area, fluorescent in low clearance areas; all in good condition
 - 6. Concrete floor
- C. 2,340 sq/ft light working / office area on 1st floor
 - 1. 8' drop ceilings
 - 2. Tile floors
 - 3. Natural gas furnace / air conditioning throughout
- D. 3,000 sq/ft working area on 2nd floor
 - 1. 10'+ clearance
 - 2. 8' garage door access
 - 3. Concrete floor
 - 4. Natural gas furnace / air conditioning throughout
- E. 6,000 sq/ft gallery/office on 2nd floor
 - 1. Very nicely finished
 - a) *Crown molding*
 - b) *Track lighting*
 - c) *Carpet*
 - d) *Lobby*
 - 2. Natural gas furnace / air conditioning throughout
- F. 480V 3 Phase electric
 - 1. Orrville Power
- G. 2 multiple occupant restrooms in gallery area
 - 1. Mens: 3 urinal - 2 stall - 2 sinks
 - 2. Womens: 4 stall - 2 sinks
- H. Full sprinkler system with 30,000 gallon underground tank

II. Warehouse building

- A. 40' x 60' exterior dimensions
- B. 15' ceilings
- C. No interior walls
- D. Natural gas furnace + radiant tube / air conditioning
- E. Access from main building via outside concrete driveway
- F. 16' garage door
- G. 220V 1 Phase electric

III. "Original" building

- A. 40' x 150' exterior dimensions

- B. 10' ceilings
- C. Nicely finished office area (~800 ft/sq)
- D. Break room
- E. Manufacturing / finishing area in remainder
- F. 1,000,000 btu makeup air unit
- G. Natural gas furnace / air conditioning in office / break areas
- H. 2 single occupant restrooms
- I. 220V 1 Phase electric
- J. Located beside Warehouse building
- K. 8' garage door