

VEHICLE MANUFACTURING & FINISHING FACILITY

SPACE UTILIZATION BREAKOUT

The Main Facility, West (section for rent).....98' x 98' = 9,604 square feet (**total**), is comprised of the following discrete craft areas, each professionally maintained to OSHA & NFC standards and suitable to provide services for vehicles up to and including full-size bus and motor coaches. This facility had been used to manufacture local transit carriages as part of a national franchise but due to the downturn in commercial lending, they can't afford to do anything but operate and maintain the current fleet from the adjacent maintenance facility.

These workspaces are equipped with the commercial paint booth, gantry cranes to lift coach bodies, multiple finish-grade woodworking stations of every variety, each equipped with connections to a centralized dust collection system. In addition, there is a work area used to cut rough lumber adjacent to the finish shop. Located above the finish shop, there are several offices located on a 2nd-floor mezzanine as well as the main floor that are available for a multitude of purposes, including stock/warehousing parts & supplies. The infrastructure includes a local vehicular Propane refilling station, heavy-duty Ingersoll-Rand Scroll Compressor and the building is insulated.

Craft Area	Width	Length	Area Square Feet
1. Paint booth (18' interior height)	16.50	44.50	734.25
2. Woodshop (finishing)	25.00	40.00	1,000.00
3. Wood (rough/sizing)	16.00	40.00	640.00
4. Floor supervisors office	8.00	12.00	96.00

Upstairs mezzanine offices (over the finishing woodshop):

Office A	11.00	16.00	176.00
Office B	11.00	16.00	176.00
Office C	9.50	8.00	76.00
Conference room	10.00	19.50	195.00
Administrative storage	6.50	7.50	48.75

East Entrance



Front Entrance



Rail Spur Access



West Entrance



Metal Shop



Metal Shop



Wood Shops & Mezzanine



Paint Prep & Rough Wood Shop



Paint Prep Area



Paint Booth



Paint Booth



PAINT BOOTH CHARACTERISTICS

- Large enough to accommodate a typical transit bus or motor home
- Fire suppression is UL rated, is annually inspected by the local fire department, passing every time since installation
- Fire suppression has been inspected by our vendor semiannually since we received the Certificate of Occupancy
- Fire suppression is dry chemical with automatic activation and alarms and has automatic compressed-air shutdown controls
- Exhaust is vertical through the roof with flow-activated weather-tight louvers
- Has shadow-free, correct-temperature lighting
- Is supposedly the second largest professional paint booth in the county, behind only Northrop Grumman at the airport

Office 1



Office 3



Office 4



Office 2



Finish Wood Shop 1



Finish Wood Shop 2



Finish Wood Shop 3



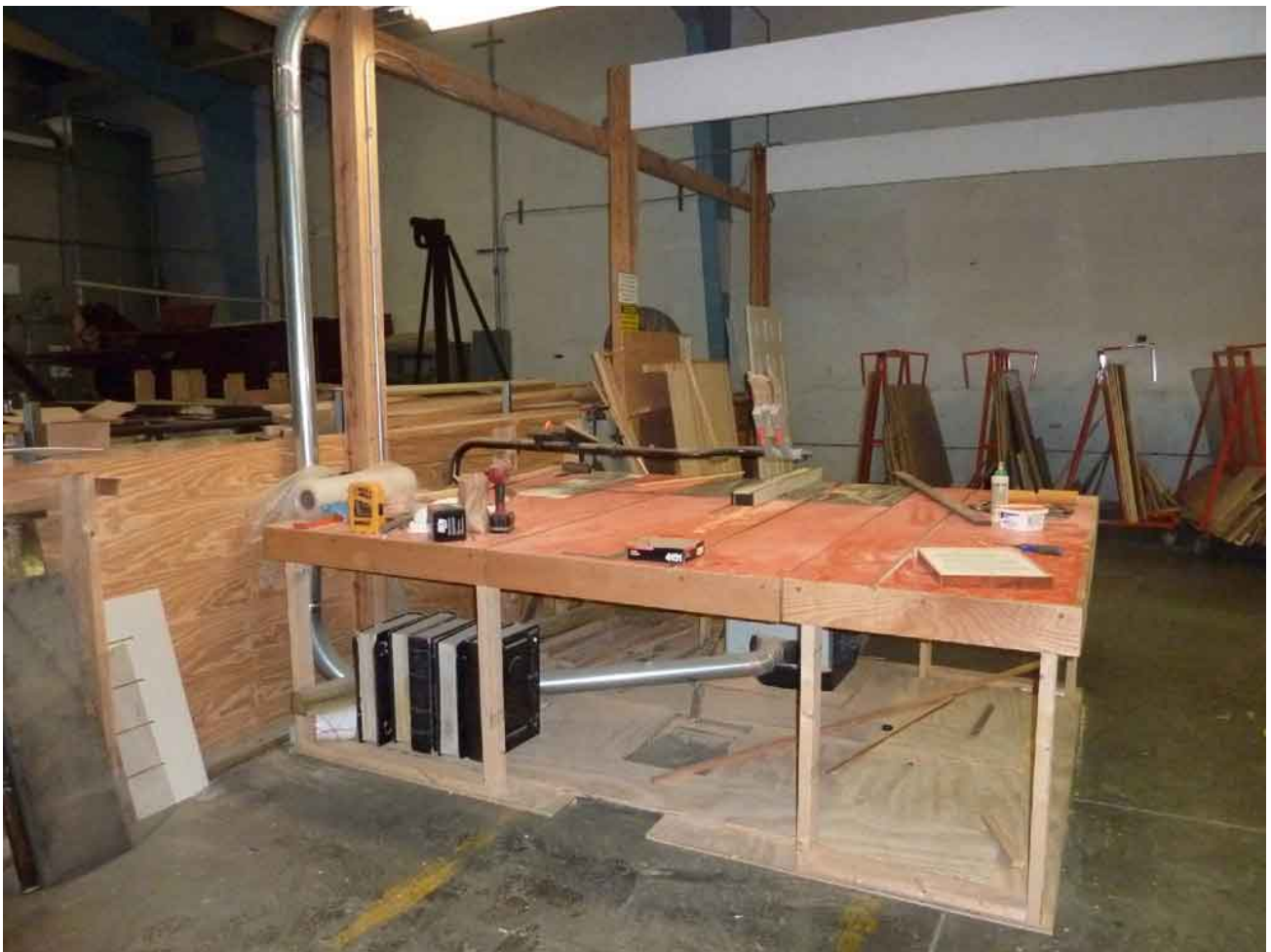
Finish Wood Shop 4



Finish Wood Shop 5



Finish Wood Shop 6



Finish Wood Shop 7

