

Third Floor

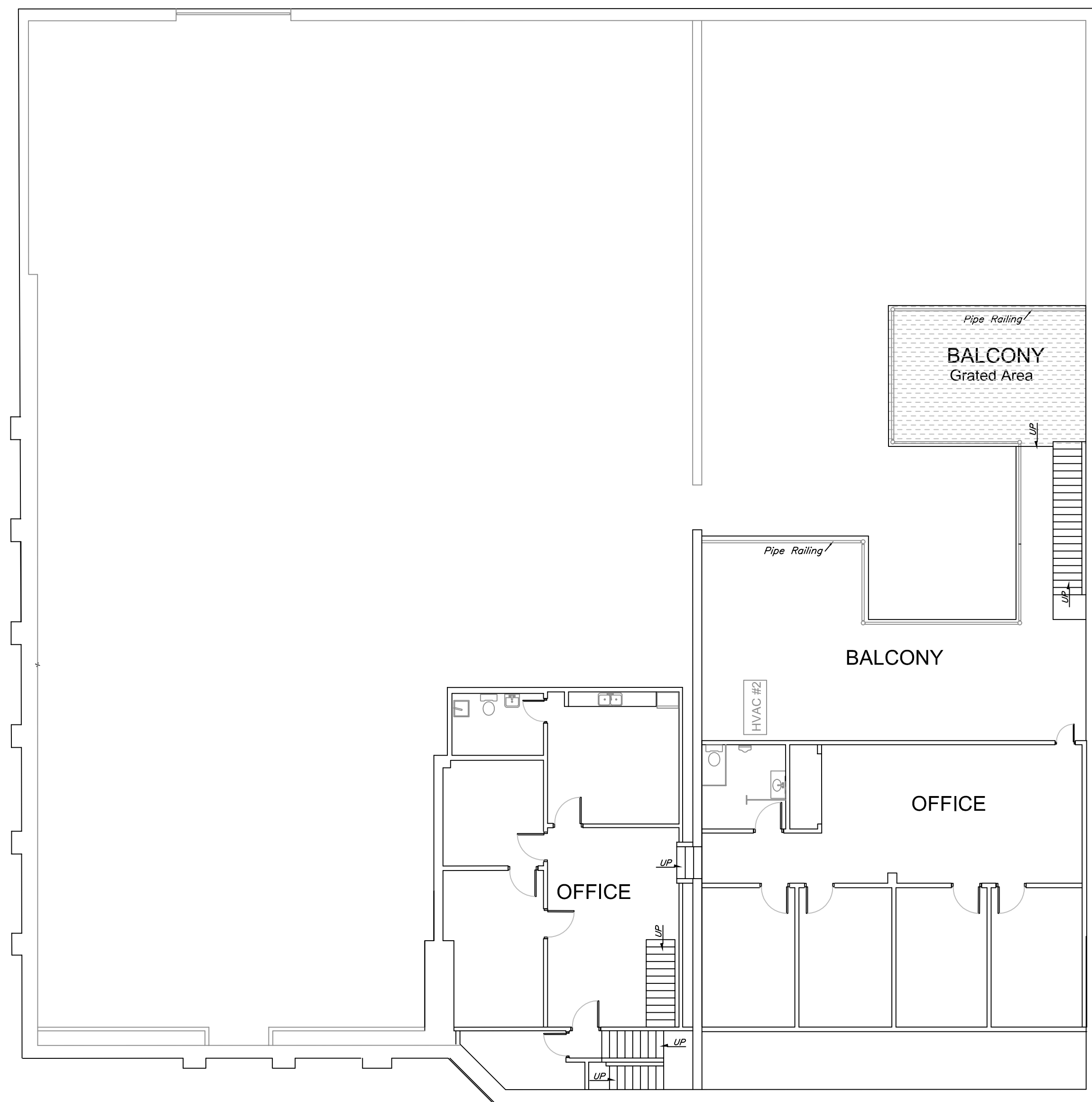
**FLOORSPACE SUMMARY**

GROSS FLOOR AREA GROUND LEVEL - 14,066 SF  
 Note: Includes vestibule and exterior columns.

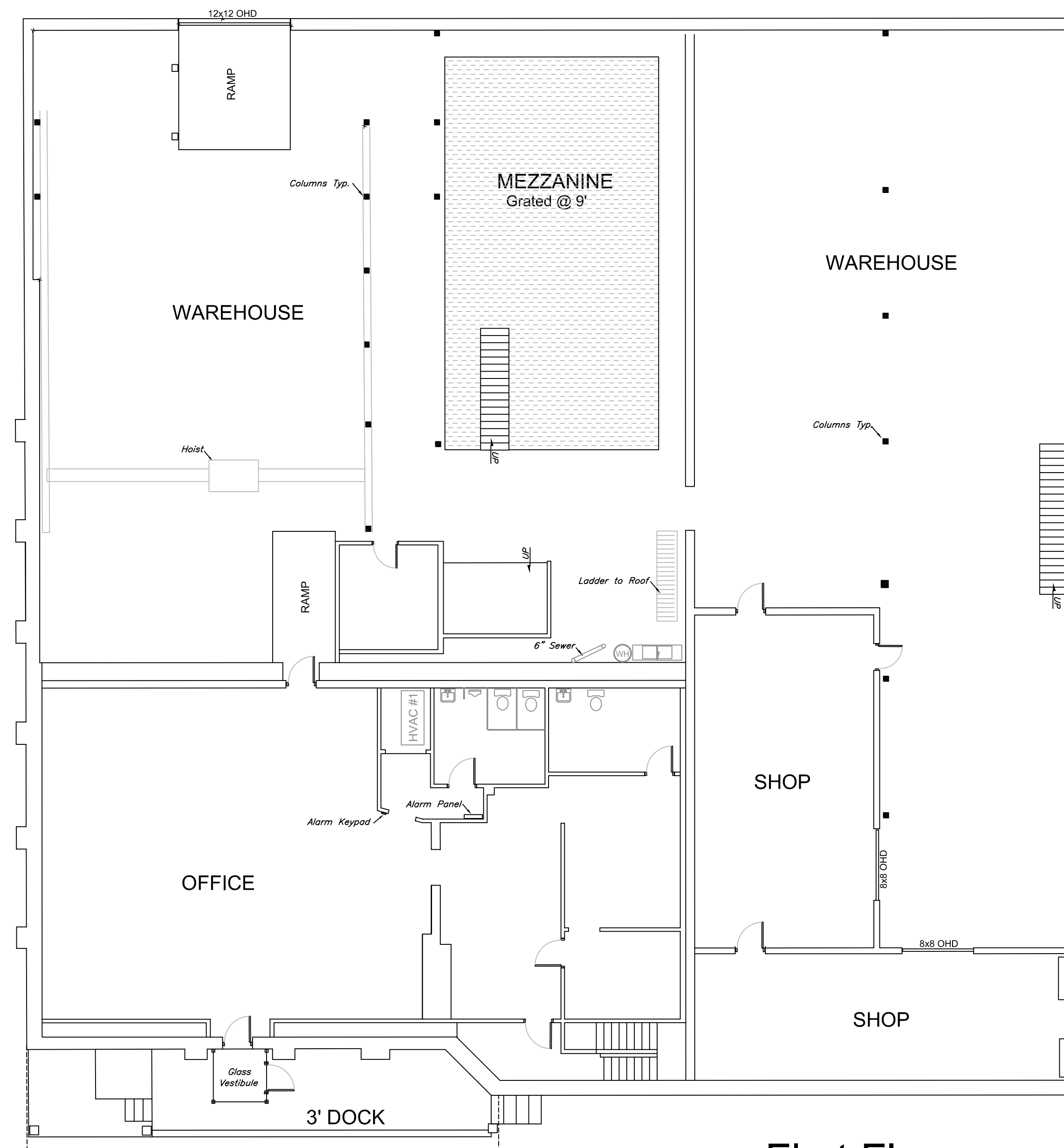
FIRST FLOOR OFFICE - 2,810 SF  
 FIRST FLOOR WAREHOUSE - 10,136 SF  
 FIRST FLOOR MEZZANINE - 1,056 SF

SECOND FLOOR OFFICE/LOWER - 994 SF  
 SECOND FLOOR OFFICE/UPPER - 1,304 SF  
 SECOND FLOOR WAREHOUSE BALCONY - 1,140 SF

THIRD FLOOR ATTIC - 676 SF



Second Floor



First Floor

**MEP SUMMARY**

ELECTRICAL SERVICE #1 - 200A / 3-PHASE / 240 VOLT  
 ELECTRICAL SERVICE #2 - 200A / 1-PHASE / 120-240 VOLT

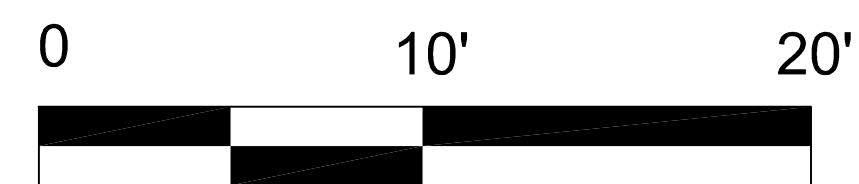
HVAC #1 - 100000 BTU GAS HEAT / 3 TON AIR  
 HVAC #2 - 60000 BTU GAS HEAT / 2 TON AIR  
 HVAC #3 - AIR ONLY / 2 TON

Note: Air conditioner sizes are approximate, all condensers are on the roof.

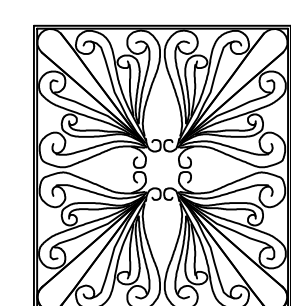
WATER HEATER - 33 GALLON ELECTRIC

**NOTES**

Note: First floor mezzanine is structurally supported by steel shelving system.



SCALE: 1"=10'



**MILLER·WIHR·Y**  
 MWLLC  
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REVISIONS	SCALE
DR.	1"=20'
CK.	
DATE	
07/02/25	

**C&D ERDMANN PROPERTIES, LLC**

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**BOMA SURVEY**