

# Sheet 1 of 2

**Total Sq. Ft.**  
**Footprint w/ 2nd Floor**

**Floor**

90,632 Sq. Ft.

Building Footprint  
 80,905 Sq. Ft.

1st Floor Office

[Excl. (2) Whse.

Offices & (2) Whse.

Restrooms, Janitor

Closet, Electric Room,

Equipment Room)

11,489 Sq. Ft.

Warehouse

(Footprint Less 1st

Floor Office)

69,416 Sq. Ft.

2nd Floor Office

[Excl. (2) Exit Stairs,

Lobby Stairs, Open

Lobby)

9,727 Sq. Ft.

## Parking Spaces Summary

112 Standard

7 Carpool (CP)

7 Low Emission (LE)

6 Accessible (ADA)

## 3833 McGowan Features

UL/LED Certified, Quality Concrete Tilt-up Distribution/Manufacturing Facility with many Extra Features, Developed by Sares Regis Group.

\*Site Features a Dock-Hi Truck Court; Truck Turning Radius is 105 ft from the Edge of Dock to Truck Court Parking OR 120.5 ft from Edge of Dock to Planter Curb if Truck Court Parking is left vacant. The building offers various Dock Doors including (8) 9 ft x 10 ft Dock-Hi Doors and (1) 12 ft x 14 ft Slab Level door. An 8 ft High Wrought Iron Fence accessible through 30 ft wide x 8 ft high Motorized Sliding Gate at each end secure the Side Yard; other conveniences include Heavy-Duty Reinforced Concrete Trash and Recycling Apron and Truck Driveways; LED Lighting and Covered Concrete Trash and Recycling Bins.

\*Warehouse/Manufacturing: 30 Foot Clear, Height High Piled Storage and Class IV Commodity Rating (Possible High Hazard); "Bristolite" Skylights Provide 3% Roof Area Coverage; Roof Top Exhaust Fans with Louvered Wall Vents; Off-white Walls; Fluorescent High Bay Lighting; Polished and Sealed 6 inch thick, Reinforced Concrete Slab over Passive Vapor Barrier. \*Fire Sprinklers: Early Suppression, Fast Response (ESFR) K25 Protection in Warehouse; \*ESFR Light Hazard Protection in Offices. \*Utility Services: 1600 Amp (pending in 4Q '24 upgrade to 3,000 Amp), 480/277 Volt, 3 Phase, 4 Wire Power Supply; 3 Inch Heavy Duty Water Service; Natural Gas Service. \*Warehouse Restrooms. \*Property Zone: Douglas Park North

