

**The Hub at 202**  
**Building 1D - 7416 E. Warner Rd. Mesa, AZ 85212**  
**INDUSTRIAL/WAREHOUSE FACILITY**  
Developed by Hub @ 202 Ownco, LLC

## SITE INFORMATION

- Standard Parking Spaces Provided: 190
- Trailer Parking Spaces Provided: 0
- 2" asphalt over 6" ABC on 12" compacted subgrade at auto parking areas and 3" asphalt on 8" ABC on 12" compacted subgrade at truck court/drive areas.

## BUILDING INFORMATION

- Building Area: 106,995 SF
- Building minimum clear height: 28'-0"
- Bay Size: 52'-0" x 50'-0"
- End Bay Size: 52x60 throughout building
- 7" thick unreinforced concrete slab over 4" of ABC -typical at interior floor slab. Designed to provide 3,500 psi at 28 days
- Overhead Dock Doors: 34 (9'-0" x 10'-0"); 4 (12'-0" x 14'-0")
- ESFR fire sprinkler system.
- 2,500 amps of 277/480 volt three (3) phase power to the building.
- Exterior and site lighting is LED with wall pack at the building. Emergency and exit lights included on current plans.
- Roof system utilizing a steel structure and 1 1/2", 20 gauge metal deck with 1" Poly-ISO board above roof deck and R-30 batt insulation below deck with WMP 10 white facing to achieve R-38 min. assembly topped with 60 mil TPO roofing membrane.
- Exterior storefront glazing system with clear anodized framing at front facing building sides
- Offset glazing system with Vitro Optiblue Solarban z75, 1" insulated low E glass
- 3" Domestic water stubbed into building
- 6" waste line running the length of the building
- Roof drains are scuppers are external. Drains are sloped to loading dock areas.

## TENANT IMPROVEMENTS & OFFICE SUITE

- 2,500 SF spec office suite that provides: Open work area, (1) conference room, (1) breakroom, (4 total) single restroom, (2) private office, (1) janitor closet / mop sink area.
- 30 footcandle hi-bay lighting at warehouse. Lighting provided with occupancy sensors & 12' power whips.
- Code minimum HVAC to each occupied space.
- 6" waste line running the length of the building
- Roof drains are scuppers are external. Drains are sloped to loading dock areas.

## MISCELLANEOUS

- Caulking of building panel joints.
- Painting of exterior and interior walls with two (2) coats of exterior acrylic flat paint (three coats for tilt concrete, masonry and interior drywall). Two coats for exterior and interior metal.
- Exterior covered amenity seating areas.
- Landscape with electric timed sprinkler system.
- Trash pad enclosures with concrete slab and protective bollards screened from public view within truck court.
- Front-facing masonry parking screen wall.
- Fully enclosed trucking yard with masonry security walls (manually operated with option to add electrified gate opener).