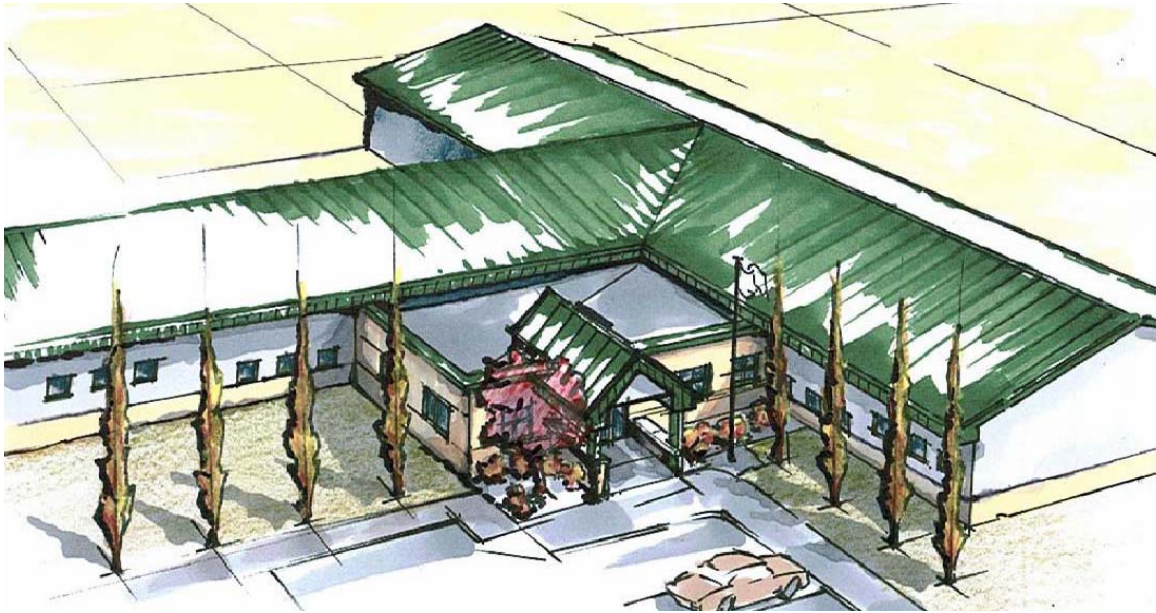
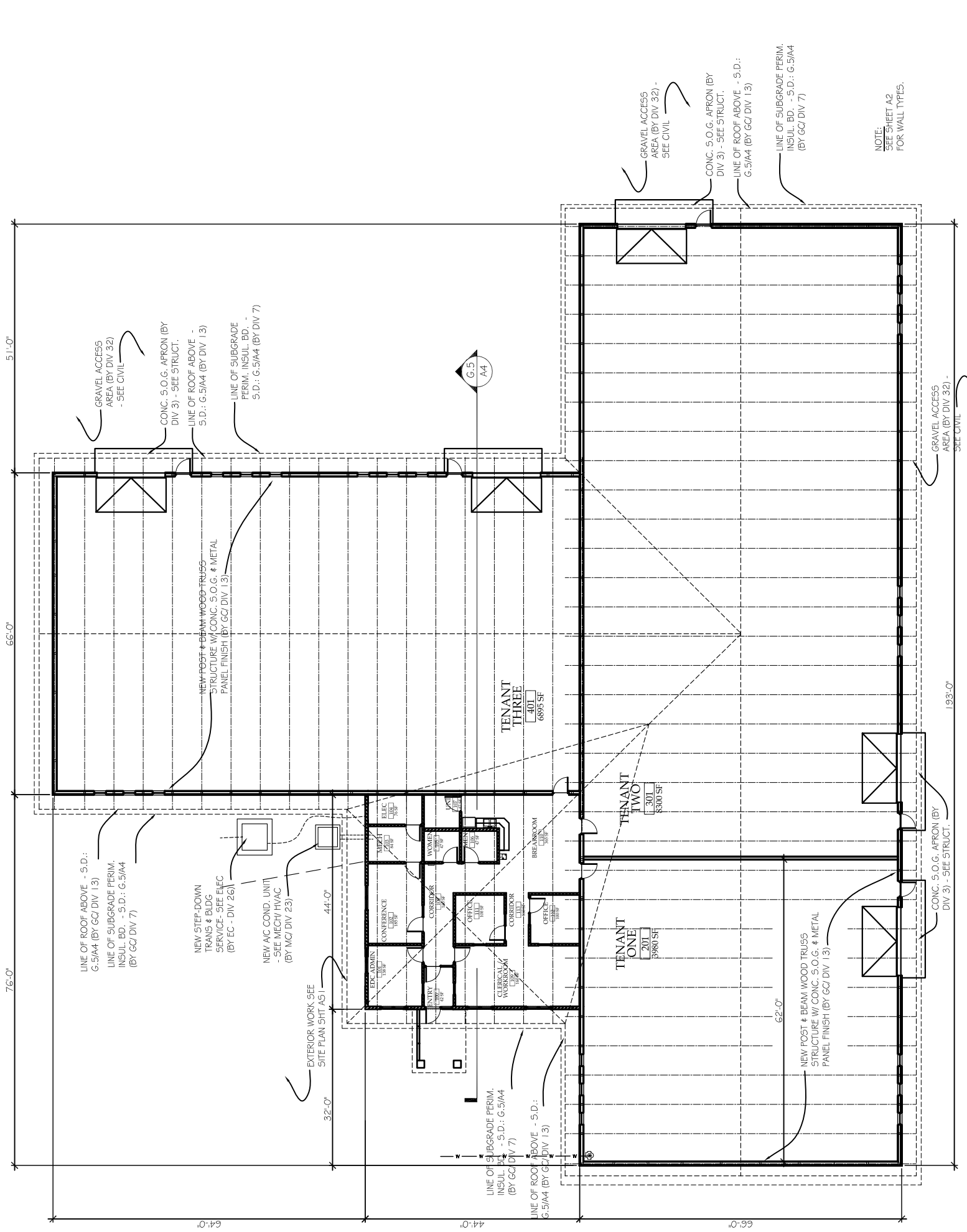


Cooperstown Industrial Building

111 9th Street South
Cooperstown, ND 58425





GRAVEL ACCESS AREA (BY DIV 32) - SEE CIVIL

CONC. S.O.G. APRON (BY DIV 3) - SEE STRUCT.

LINE OF ROOF ABOVE - S.D.: G.5/A4 (BY DIV 13)

LINE OF SUBGRADE PERIM. INSUL. BD. - S.D.: G.5/A4 (BY DIV 7)

NEW POST & BEAM WOOD TRUSS STRUCTURE W/ CONC. S.O.G. & METAL PANEL FINISH (BY GC/ DIV 13)

LINE OF ROOF ABOVE - S.D.: G.5/A4 (BY GC/ DIV 13)

LINE OF SUBGRADE PERIM. INSUL. BD. - S.D.: G.5/A4 (BY GC/ DIV 7)

NEW STEP-DOWN TRANS & BLDG SERVICE - SEE ELEC. (BY EC - DIV 26)

NEW A/C COND. UNIT - SEE MECH/ HVAC (BY MC/ DIV 23)

EXTERIOR WORK SEE SITE PLAN SHT. A5

LINE OF SUBGRADE PERIM. INSUL. BD. - S.D.: G.5/A4 (BY GC/ DIV 7)

LINE OF ROOF ABOVE - S.D.: G.5/A4 (BY GC/ DIV 13)

GRAVEL ACCESS AREA (BY DIV 32) - SEE CIVIL

CONC. S.O.G. APRON (BY DIV 3) - SEE STRUCT.

LINE OF ROOF ABOVE - S.D.: G.5/A4 (BY GC/ DIV 13)

LINE OF SUBGRADE PERIM. INSUL. BD. - S.D.: G.5/A4 (BY GC/ DIV 7)

NOTE: SEE SHEET A2 FOR WALL TYPES.

TENANT THREE
401
6895 SF

TENANT TWO
301
5300 SF

TENANT ONE
201
3980 SF

NEW POST & BEAM WOOD TRUSS STRUCTURE W/ CONC. S.O.G. & METAL PANEL FINISH (BY GC/ DIV 13)

GRAVEL ACCESS AREA (BY DIV 32) - SEE CIVIL

CONC. S.O.G. APRON (BY DIV 3) - SEE STRUCT.

64'-0"

44'-0"

66'-0"

51'-0"

66'-0"

76'-0"

32'-0"

44'-0"

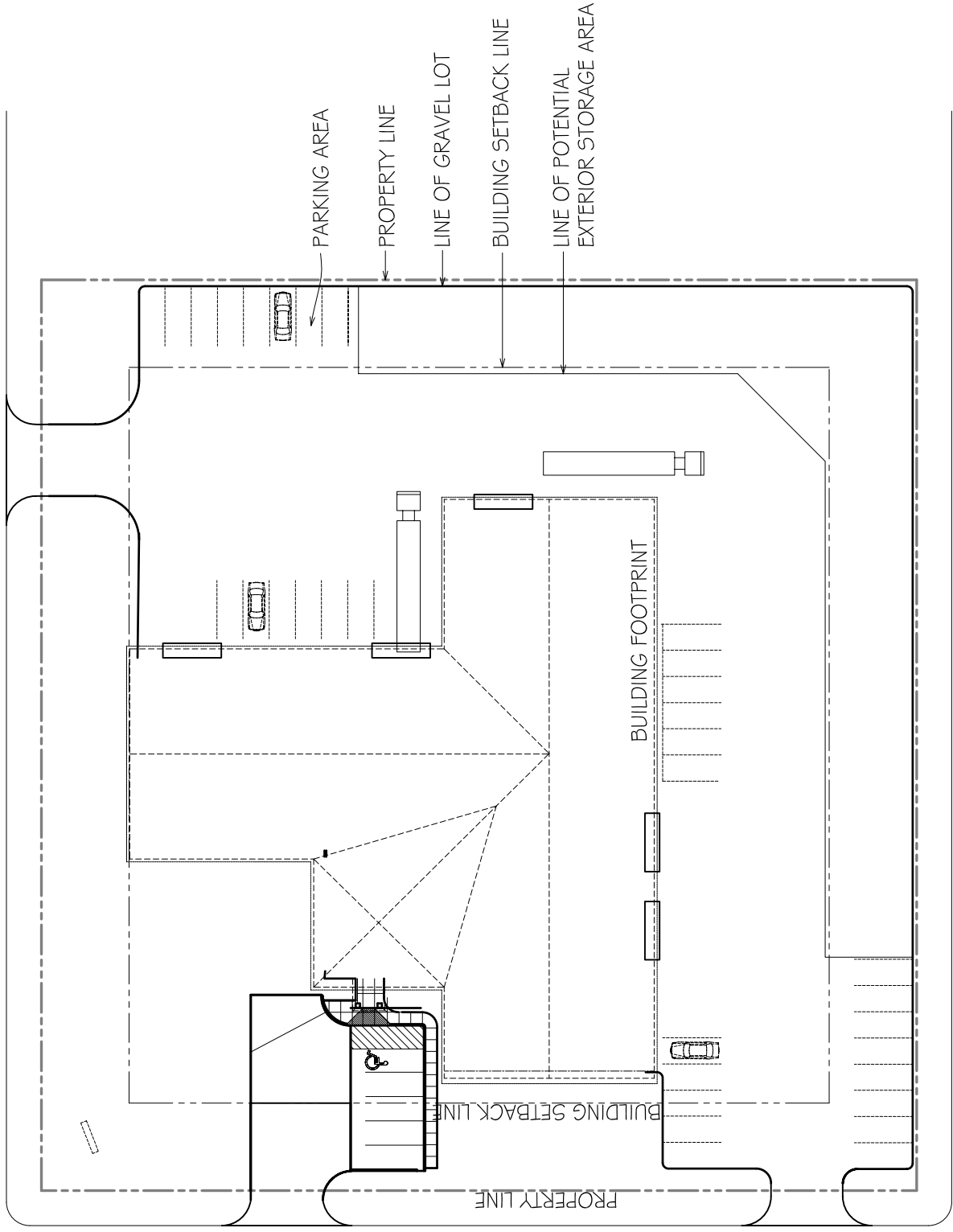
62'-0"

193'-0"

SAYER AVENUE

NINTH STREET

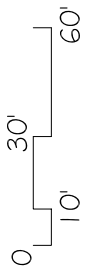
HAMMER AVENUE



PARKING AREA
PROPERTY LINE
LINE OF GRAVEL LOT
BUILDING SETBACK LINE
LINE OF POTENTIAL
EXTERIOR STORAGE AREA

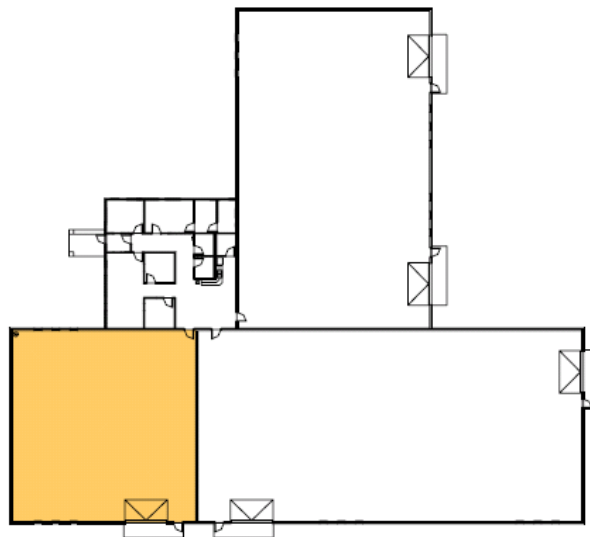
BUILDING FOOTPRINT

PROPERTY LINE



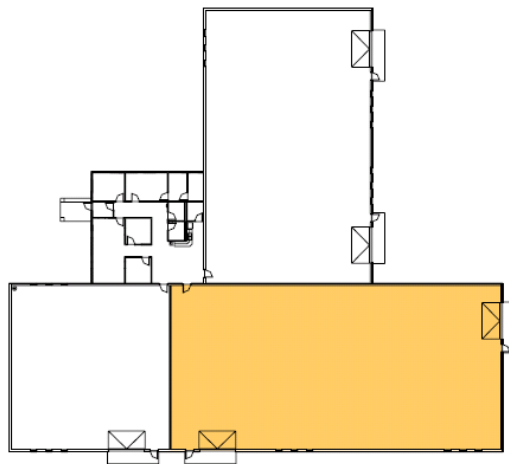
DESCRIPTION OF TENANT SPACE “SW CORNER” COOPERSTOWN BUSINESS INDUSTRIAL BUILDING

- Size –** 63’ x 66’ – 4,158 gross s.f. - 3,980 useable s.f. x 16’-6” ceiling height.
- Doors –** 1 – 14’ x 14’ power-operated overhead door.
1 – Exterior 3’ x 7’ door.
1 – 3’ x 7’ door to Common Area.
- Windows –** 6 (3 North-facing, 3 South-facing) 30” square. 2 of 6 w/operable panel.
- Walls/Ceilings –** White metal panels.
- Floor –** 6” Concrete slab with uniform load bearing capacity of 250 p.s.f.,
Trucks – AASHTO Class H15-44 or smaller.
- Exterior Storage –** Up to 3,000 s.f. gravel storage area.
- Heating –** Electric 40KW (136,480 BTU/HR) Unit Heater.
- Lighting –** Industrial Fluorescent Pendent-Mount Fixtures, Emergency Lighting.
200A 120/208V 3 phase (42 space) panel, feed from transformer.
- Electrical –** 200A 480/277V 3 phase (42 space panel) w/existing breakers of:
(1) 100A/3P, (2) 60A/3P, (1) 40A/3P. Limited locations of convenience receptacles. 2 double duplex car heater receptacle locations. Existing electrical systems include 1000A CT and conduit for future expansion to 1000A individually metered service
- Fire Alarm –** Automatic fire sprinkler system tied into a horn/strobe alarm combination.



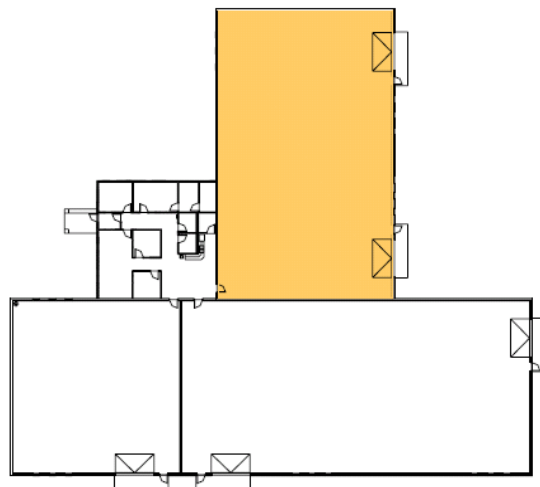
DESCRIPTION OF TENANT SPACE “SOUTH SIDE” COOPERSTOWN BUSINESS INDUSTRIAL BUILDING

- Size –** 130’ x 66’ – 8,580 gross s.f. - 8,300 useable s.f. x 16’-6” ceiling height.
- Doors –** 2 – 14’ x 14’ power-operated overhead doors.
2 – Exterior 3’ x 7’ doors.
1 – 3’ x 7’ door to Common Area.
- Windows –** 6 (South-facing) 30” square. 2 of 6 w/operable panel.
- Walls/Ceilings –** White metal panels.
- Floor –** 6” Concrete slab with uniform load bearing capacity of 250 p.s.f.,
Trucks – AASHTO Class H15-44 or smaller.
- Exterior Storage –** Up to 9,000 s.f. gravel storage area.
- Heating –** Electric 40KW (136,480 BTU/HR) Unit Heater.
- Fans –** 2 Industrial-type ceiling fans for air distribution.
- Lighting –** Industrial Fluorescent Pendant-Mount Fixtures, Emergency Lighting.
200A 120/208V 3 phase (42 space) panel, feed from transformer.
- Electrical –** 200A 480/277V 3 phase (42 space panel) w/existing breakers of:
(1) 100A/3P, (2) 60A/3P, (1) 40A/3P. Limited locations of convenience
receptacles. 2 double duplex car heater receptacle locations. Existing
electrical systems include 1000A CT and conduit for future expansion to
1000A individually metered service
- Fire Alarm –** Automatic fire sprinkler system tied into a horn/strobe alarm combination.



DESCRIPTION OF TENANT SPACE “NORTH WING” COOPERSTOWN BUSINESS INDUSTRIAL BUILDING

- Size –** 108’ x 66’ – 7,128 gross s.f. - 6,895 useable s.f. x 16’-6” ceiling height.
- Doors –** 2 – 14’ x 14’ power-operated overhead doors.
2 – Exterior 3’ x 7’ doors.
1 – 3’ x 7’ door to Common Area.
- Windows –** 9 (6 East-facing, 3 West-facing) 30” square. 3 of 9 w/operable panel.
- Walls/Ceilings –** White metal panels.
- Floor –** 6” Concrete slab with uniform load bearing capacity of 250 p.s.f.,
Trucks – AASHTO Class H15-44 or smaller.
- Exterior Storage –** Up to 3,000 s.f. gravel storage area.
- Heating –** Electric 40KW (136,480 BTU/HR) Unit Heater.
- Fans –** 2 Industrial-type ceiling fans for air distribution.
- Lighting –** Industrial Fluorescent Pendant-Mount Fixtures, Emergency Lighting.
200A 120/208V 3 phase (42 space) panel, feed from transformer.
- Electrical –** 200A 480/277V 3 phase (42 space panel) w/existing breakers of:
(1) 100A/3P, (2) 60A/3P, (1) 40A/3P. Limited locations of convenience
receptacles. 2 double duplex car heater receptacle locations. Existing
electrical systems include 1000A CT and conduit for future expansion to
1000A individually metered service
- Fire Alarm –** Automatic fire sprinkler system tied into a horn/strobe alarm combination.



**COOPERSTOWN INDUSTRIAL BUILDING
FLOOR SPACE AREAS**

MANUFACTURING:

Reference	Access	Area (Sq. Ft.)
SW Corner	Private Tenant	3980
South Side	Private Tenant	8300
North Wing	Private Tenant	6895
	TOTAL	19175

OFFICE AREA:

Reference	Access	Area (Sq. Ft.)
NW Office	Private	138
Central Office	Private	100
South Office	Private	100
Clerical Workroom	Tenants-Shared	149
Conference Room	Tenants- Request	185
	TOTAL	672

COMMON AREA:

Reference	Access	Area (Sq. Ft.)
Break Room	Common	376
Unisex/Handicap Rest Room	Common	47
Men's Rest Room	Common	47
Women's Rest Room	Common	47
Foyer	Common	42
Outside Entrance Corridor	Common	160
Corridor	Common	160
	TOTAL	879

RESTRICTED AREA:

Reference	Access	Area (Sq. Ft.)
Mechanical Room	Owner's Representative	84
Electrical Room	Owner's Representative	76
	TOTAL	160

GRAND TOTAL 20886