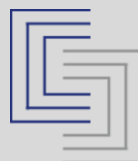


INDUSTRIAL SPACE

Build to Suit

60

TECHNOLOGY DRIVE
West Greenwich, RI



CONDYNE
CAPITAL PARTNERS, LLC

READY FOR FALL CONSTRUCTION

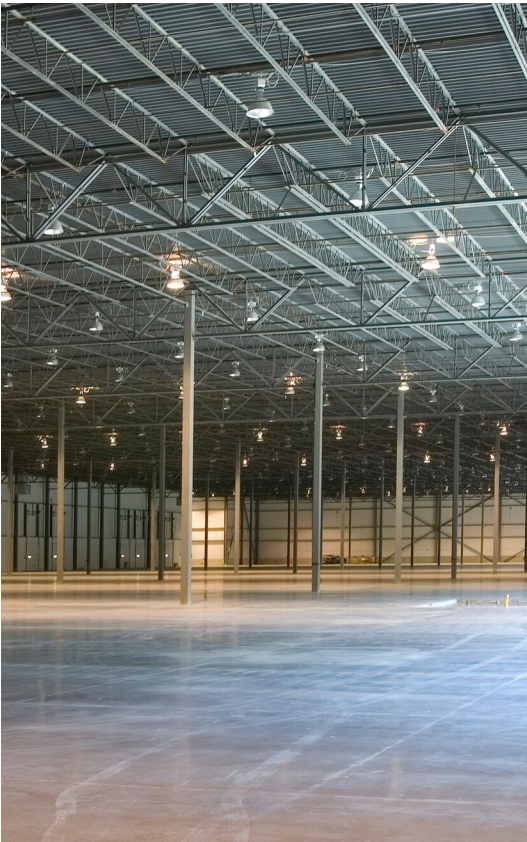


30 Acres, conveniently located in Technology Way, West Greenwich RI. A Build to suit opportunity totaling 135,000 square feet in Rhode Islands' 360 acre master planned West Greenwich Technology Park.

West Greenwich Technology Park stands out as an especially well-situated commercial center, having immediate access to I-95 and thus offering strong connectivity to all of New England's major population centers.

PROPERTY SPECIFICATIONS

Address	Technology Drive
Square Feet	135,000 SF
Building Dimensions	Width: 270' feet Length 500' feet
Car Parking	117 car parking space
Truck Court Yard	135' deep with 50' wide ductilecrete concrete dolly pad
Exterior Walls	Insulated tilt-up concrete panels Storefront glazing and anodized aluminum framing system for multiple tenants. Warehouse windows for natural light (Solar Band 60 Glass)
Interior Walls	Steel columns with metal joist (designed to be solar ready) roof deck primed white with structural steel shop primed gray.
Clear Height	Interior: 32' foot clear at lowest point - 1/4" / 12" pitch
Column Spacing	45' feet x 50' feet
Floor	Structural Engineered Ductilecrete Floor systems with 15 mill Stago Poly barrier under concrete slab with curing/sealing compound. Floor flatness shall be a minimum of FF50/FL35
Roof	Two layers of 2.6" inches of insulation to achieve R-value of 30 TPO .60 mill mechanically fastened roof membrane with 20 year warrantee



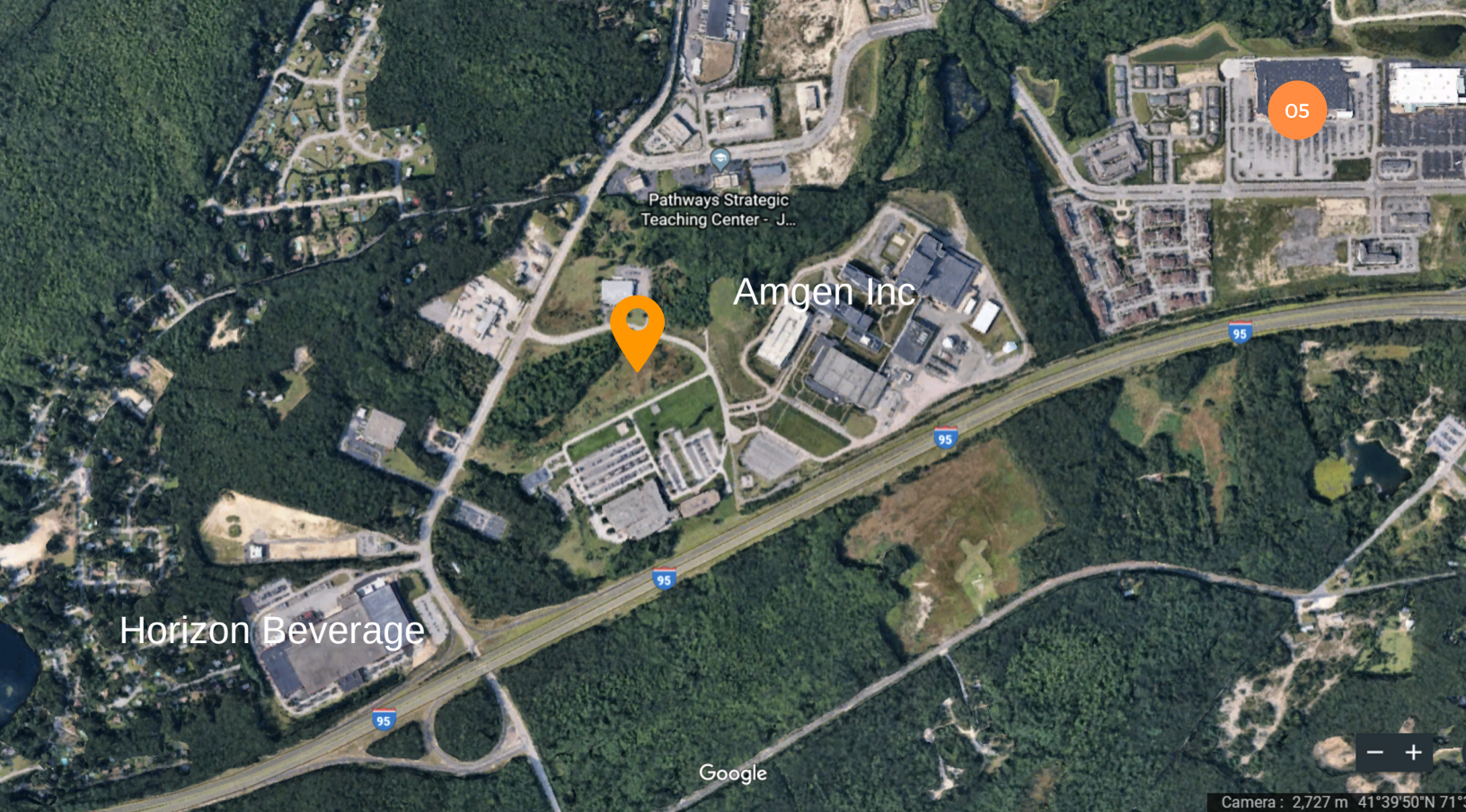
PROPERTY SPECIFICATIONS

<p>Loading Dock Doors</p>	<p>Twenty-five (25) 9' x 10' insulated sectional doors with one oval window, 3' inch vertical track, manual push up operation, steel painted bollards protecting doors.</p> <p>Twenty five (25) 7' x 8' hydraulic dock plates manufactured by Rite-Hite, includes 35,000 lbs load capacity with 16" inch lip and laminated dock bumpers and brush guards.</p> <p>One (1) 12' x 16' drive in door on grade to access warehouse space.</p>
<p>Road Drains</p>	<p>Cast iron interior roof drains (no gutters) with overflows.</p>
<p>Foundation</p>	<p>The tilt wall panels will sit on a concrete grade beam around the perimeter.</p>
<p>Lighting</p>	<p>Motion sensing interior LED light fixtures manufactured by Day-Bright to achieve 40' candles at floor level with 10' foot whips at deck.</p> <p>Exterior lighting is all LED wall packs or poles for site lighting.</p> <p>All emergency lighting to meet code as required.</p>
<p>Fire Protection</p>	<p>Complete Radio Master Box fire alarm system direct to West Greenwich Fire Department with roof mounted antenna</p> <p>Bi-Directional Amplifier System (BDA) is included to enhance fire fighters communications inside the building</p> <p>ESFR fire suppression system with K-25 heads meeting NFPA requirements for Commodities stored in Classification 1 - IV</p> <p>Diesel Fire Pump included to meet the flow demands of the ESFR system</p>
<p>Electrical</p>	<p>2,000 Amp Transformer with 277V/480V to master panel with capability to separately meter for multiple tenants.</p>

PROPERTY SPECIFICATIONS

HVAC	Warehouse heated with redundant Cambridge gas fired heating Units to maintain 60 degrees F at at out door temperature of 5 degrees Ventilation system designed with fresh air inbound wall louvers and roof exhaust
Plumbing	Under slab plumbing strategically placed for future multi-tenant offices and remote warehouse bathrooms Well irrigation system included
Site Paving	Heavy duty paving for truck court yard area and driveways, Light duty paving at car parking areas
Tele / Date	Infrastructure included for tenant providers (Verizon / Comcast)
Stormwater	Full stormwater management system to meet DEP regulations
Utilities	National Grid – Electrical, National Grid Gas, Verizon, Comcast, Town Sewer and Water





EXCELLENT LOCATION

Conveniently located directly off Route I-95 and minutes from downtown Providence, this park offers a great central location.

SITE PLAN

The park, which features all utilities on site, has master planned zoning approval and only requires an individual building permit to break ground.

