

Project Narrative: Proposed Warehouse Development**Project Overview**

The proposed development consists of two new warehouse structures located on the same lot as the existing facility. The project will expand the operational capacity and improve logistics efficiency through the addition of new modern warehouse spaces with integrated office areas and loading docks.

Building A – 30,000 Square-Foot Warehouse (Attached Addition)

Building A will be a 30,000 square-foot warehouse constructed as an addition to the existing building. This structure will integrate seamlessly with the current facility, sharing utilities, circulation, and access points. The design will allow for flexible storage, manufacturing, or distribution uses consistent with the existing building operations.

Key Features:

- 30,000 square feet of total warehouse space
- Attached directly to the existing facility for operational continuity
- Structural steel frame construction with insulated metal wall panels
- Concrete slab-on-grade foundation
- Overhead loading dock doors for truck access
- Fire suppression and code-compliant egress systems

Building B – 46,000 Square-Foot Standalone Warehouse Complex

Across the lot from the existing building, a new 46,000 square-foot warehouse complex will be constructed. This building will be subdivided into four separate bays, designed to accommodate different tenants or operational divisions.

Bay Breakdown:

- Three (3) bays at 10,000 square feet each
- One (1) bay at 6,000 square feet
- Each bay includes approximately 800 square feet of finished office space
- Each bay includes two restrooms and two loading docks
- Total of eight loading docks for the building

The modular bay layout offers flexibility for tenant leasing, phased occupation, or varied production and storage uses. The structure will use a steel frame with insulated metal panel cladding and a low-slope membrane roof system.

Building C – 30,000 Square-Foot Warehouse with Dual 15,000 SF Bays

A third structure, totaling 30,000 square feet, will be developed on-site and divided into two 15,000 square-foot bays. Each bay will feature its own 800 square feet of office area, two restrooms, and two truck loading docks.

Key Features:

- Two (2) equal 15,000 square-foot bays
- Integrated office and restroom facilities
- Four (4) total loading docks
- Ample vehicular circulation and truck maneuvering areas
- Connection to shared site infrastructure

Site Improvements

The development will include associated site grading, drainage, utilities, landscaping, and parking improvements. Access drives will be configured to accommodate tractor-trailer movement, and on-site stormwater management facilities will be designed per local code. The site layout will optimize truck circulation between all three buildings while maintaining safe pedestrian access to offices.



Purpose and Justification

This expansion addresses the growing demand for industrial space and enhances the functionality of the existing operation. The added square footage provides increased warehousing capacity, improved logistics efficiency, and supports future tenant flexibility. The inclusion of multiple bays and dedicated loading facilities supports multi-tenant use or phased expansion over time.