

AVAILABLE



PARIS, TEXAS

Approximately 311,000 Square Feet on 25+ Acres

TOTAL SQ. FT: Approximately 311,000 square feet

LOT SIZE: Approximately 25 acres

PARKING: Gravel parking area located near the offices to accommodate up to 175 vehicles. Additional employee parking is available to the rear of the facility.

CONDITION: Good

DATES OF CONSTRUCTION:

1967: 120,000 square feet
1985: 116,000 square feet
1992: 75,000 square feet

The 1967 section is connected to the 1985 section via one 12' x 10' and one 10' x 10' overhead doors.

The 1985 section is connected to the 1992 section via two overhead doors (12' x 14' & 10' by 10').

OFFICE AREA: Approximately 8,640 sq.ft. of finished office area is located on the east side of the building. Finishes include painted drywall, tile floors and acoustical ceiling tiles. The area has been divided into a reception area, eight private offices, one general work area, two break areas and miscellaneous storage areas.

CONSTRUCTION:

Floors: 6" reinforced concrete

Walls: 1967 Section: Brick and block
1985 & 1992 Sections: Uninsulated metal.

Columns: H beams

Roof: 1967 Section: Built-up roof
1985 & 1992 Sections: Metal decking with spray insulation.

CEILING HEIGHTS

1967 Section: 16' to 17' clear
1985 Section: 26'7" to 28'9" clear
1992 Section: 20'6" to 24'4" clear.

COLUMN SPACING:

1967 Section: 49' x 24'
1985 Section: 52'5" x 30'
(except for last bay)
1992 Section: 64' x 30'

LIGHTING:

Fluorescent tube and metal halide with skylights scattered throughout the 1985 and 1992 sections.

POWER:

Supplied by TXU/Oncor Utilities – 277/480 volt, 3,500 amp service from 3 pad-mounted transformers of 1500 KVA, 500 KVA & 300 KVA each.

SPRINKLER: 1967 Section:100% wet type system with approximately 100/75 psi residual pressure

1985/1992 Section: 100% dry system

WATER: Supplied by the City of Paris,
10" main in street to 3" line in building.

SEWER: Supplied by the City of Paris
8" line in street

NATURAL GAS: Supplied by the City of Paris
3" main in street @15 psi

**AIR
CONDITIONING/
HEATING:**

Offices: Individual air conditioning window units and one combination heat/air conditioning roof top unit

1967 Section: Six roof-mounted swamp coolers & two gas-fired drop heating units

VENTILATION: Louvers, vents and fans strategically located throughout the manufacturing/warehouse areas.

SILOS: Six 90,000 lb. and two 75,000 lb silos used for plastic pellet storage

TRUCK

LOADING: 1967 Section: Two 8' x 9' dock high metal doors with exterior canopy cover

1985 Section: Fourteen 8' x 9' overhead dock height doors with canopy cover which open to a dock well. Many doors are equipped with dock lights and bumper pads.

One 8' x 9' dock high door which does not open to the dock well area.

1992 Section: One 14'6" x 12' sliding door which opens to a 37' x 14' covered dock area which can accommodate three tractor trailers.

One 12' x 14' drive-in sliding door which opens to the covered dock area as described above.

ZONING: Industrial

POSSESSION: Immediate

PLANS: Limited plans available upon request

LAST USE: Plastic extrusion /manufacturing of above ground swimming pools and artificial Christmas trees.

5/10/10



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