

8821 Washington Church



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- **45 total acres**
 - Consists of 2 separate land parcels
 - All land located within Miami Township
 - Property is zoned I-2.
- **Paved road encircles the building**
 - Concrete pad in dock area
 - Blacktop driveway & parking lot
- **Parking - 176 spaces (expandable)**
- **Pond**
 - Strictly a rainwater retention area (part of Gander Creek)
 - Tree-line beyond pond forms the northern property boundary

Building Construction

- **Completion dates:**
 - Original building in 1988 Addition (south) in 1989
- **172,000 SF**
 - 30,000 SF cleanroom (class 100 to 50,000)
- **Floors are reinforced concrete (min. of 6" and/or 8")**
- **Walls are pre-cast concrete panels**
- **Ceilings:**
 - 20' clearance (42,000 SF)
 - 18' clearance (80,000 SF)
 - 13' clearance (2nd & 3rd floors)
- **Roof is a 2-ply Siplast construction**
- **Service elevator (10,000 lb.)**
- **Dock doors**
 - 4 doors (48" height with levelers)
 - 3 drive-in doors (8' x 10')

Utilities

- **Electrical service (DP&L)**
 - 3 company owned transformers (3,000KVA each)
 - Primary feed is 12,470V/1,200A, 3 phase
 - Secondary feed is 480V/277A, 3 phase
- **Gas service (Vectren)**
 - 6" line at 5 psi
- **HVAC (redundant systems)**
 - Entire building is air-conditioned by (2)180-ton York chillers.
 - Humidity is controlled by (2) 720 MBH Bryan steam boilers.
 - Heat provided by (2) Bryan hot-water boilers (3600 MBH each)
- **Water**
 - 8" line for fire protection 6" potable water feed
- **Compressed Air**
 - Provided by 2 compressors (100hp & 60hp)
- **Sprinkler is a 100% wet system**