



TBC Logistics – With almost eight million square feet of warehouse space in 24 States

Typical Deal Structures

- Build-To-Suit / In Select Areas only
- Acquisition / Purchase of Existing-Operating Distribution Centers

Building Criteria:

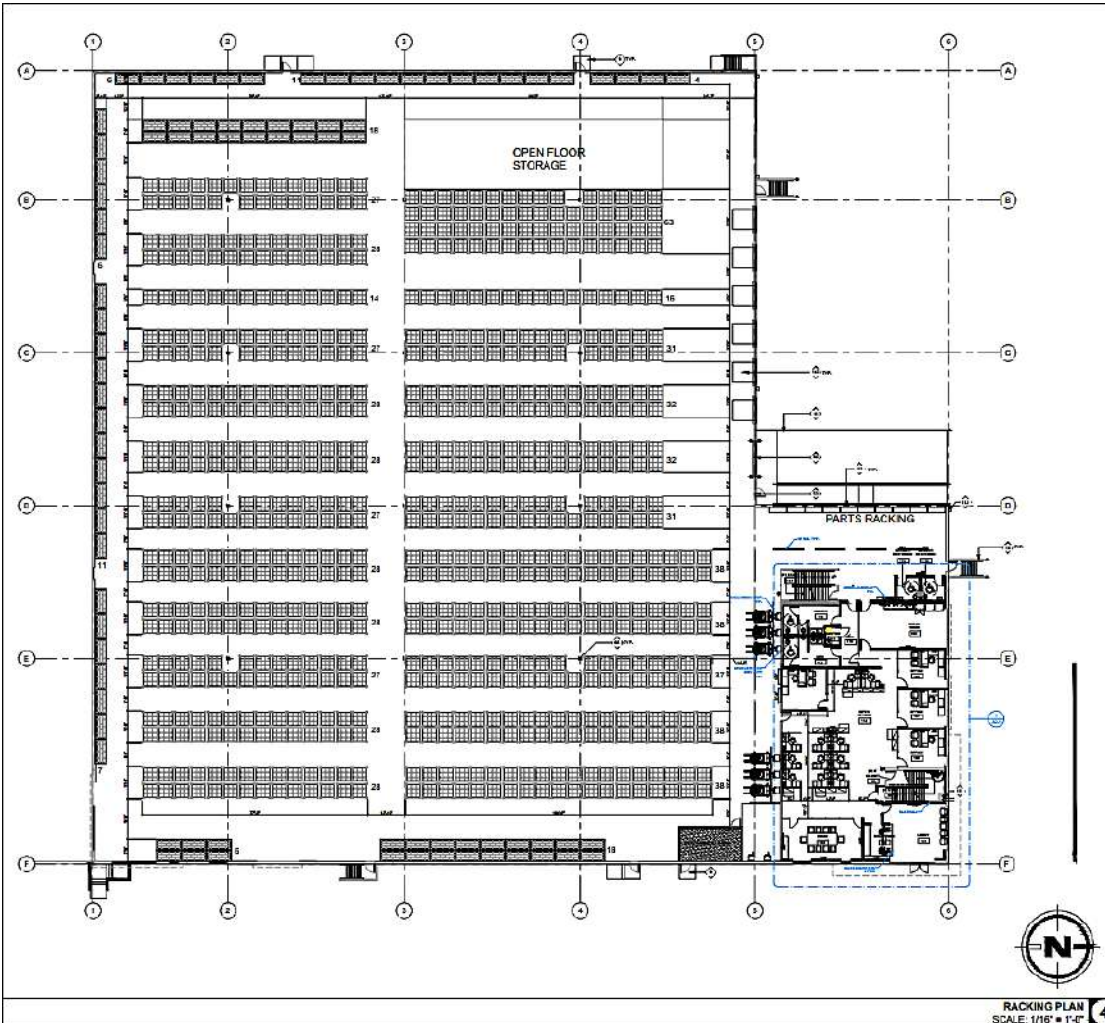
- 2,500 square foot finished office space
- Storefront at entrance
- Smooth finish concrete floors
- Interior lighting with motion sensors to achieve an average minimum of 25 foot candles in a racked & stocked configuration
 - LED lighting strongly preferred unless T5 or T8 lighting is already in place
- Exterior lighting per industry standards for parking lot, dock area, overhead doors, man doors, etc.
- Dock doors: Qty. 8-10 (depends on warehouse size)
 - 9'x10' manually operated dock doors
 - 35K LB dock levelers 6'x8' or at least half the size of the door
 - Bumpers at every door to be included
 - FDSC Seals may be required depending upon climate
- Minimum 28' clear height to ceiling with a maximum height to deck not to exceed 35'

Standard Site Criteria:

- Lot size to accommodate 50,000 – 75,000 square foot building
- Minimum 20 Parking Spaces
- Fenced outdoor storage for tires
- Front parking/Front loading
- Office located adjacent to loading docks

Utility / Fire Protection:

- Minimum 400-amp Main Building Service Typical. 200-amp Sub-Panel for SIX battery charging stations
 - Battery chargers are to be provided by Carroll and may require up to a 60A disconnect each
- All utilities necessary to serve the Premises shall be installed at the Premises pursuant to the Construction Documents.
- ESFR sprinkler system with K25 sprinkler heads to accommodate Tire Storage in portable racking up to 25', with a maximum 35' high building
 - Per NFPA-13 Table 18.4(d)
 - Rubber tire storage on portable steel racks without solid shelves
 - Office sprinklers to be included in office build out allowance
 - Engineering and fees to be included



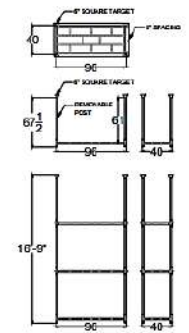
RACKING PLAN
SCALE: 1/16" = 1'-0" **4**

MRT:
 • FLOOR AREA = 87
 • 3 - TIERS = 261

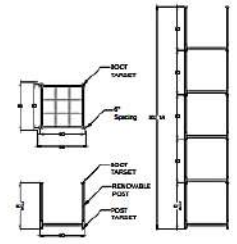
60x60 PALLETS:
 • FLOOR AREA = 708
 • 5 - TIERS = 3,540

OPEN FLOOR AREA
 • 2,080sf

RACK COUNT
SCALE: NTS **3**



MRT RACKING DETAIL
SCALE: 3/16" = 1'-0" **2**



PALLET RACK DETAIL
SCALE: 3/16" = 1'-0" **1**

Prototype