



Rear



Street: Miller St. View South



Storage Mezzanine



Warehouse



Warehouse



Office



Conference Room



Breakroom



Reception



Showroom

Subject Location Map



INTERIOR DESCRIPTION

Vestibule

Interior Walls: Finished drywall.
Floors: Ceramic tile.
Ceilings: Drop ceiling. Tiles 2'x2'.
Lighting: Fluorescent

Reception Area and Showroom

Interior Walls: Finished drywall
Floors: Carpet
Ceilings: Drop ceiling. Tiles 2'x2'.
Lighting: Recessed canned lighting.
Restrooms: None
HVAC: Central heat and A/C.

Offices

Interior Walls: Finished drywall.
Floors: Carpet
Ceilings: Drop ceiling. Tiles 2'x2'.
Lighting: Incandescent
Restrooms: None
Doors: Painted wood veneer hollow core doors.
HVAC: Central heat and A/C.
Room Count: Conference, glass wall office, office, open work area.

Breakroom

Interior Walls: Finished drywall.
Floors: Vinyl tiles.
Ceilings: Drop ceiling. Tiles 2'x2'.
Lighting: Recessed fluorescent 2'x4'.
Restrooms: 2 units. 1 has access from warehouse.
Fixtures: Base cabinets with sink. Wall cabinets.
HVAC: Central heat and A/C.

Mezzanine - Storage

47'x20' + 21'x18'
Interior Walls: Liner insulation. Drywall. Plywood.
Floors: Plywood
Ceilings: Liner insulation.
Lighting: Fluorescent
HVAC: None

Warehouse

80'x100'
Interior Walls: Batt Insulation
Floors: Concrete
Ceilings: Peak. Batt insulation. Eave height 12' and peak 25'.
Lighting: High intensity fluorescent.
Restrooms: None
Doors: 2 - 12'x11' OH drive-in with openers. 1 - 9'x10' OH door with dock leveler. 1 - 8'x10' OH door without dock leveler.
HVAC: 2 suspended gas space heaters. No air conditioning.

MECHANICAL

Personal Property: No personal property, furnishings, trade fixtures, inventory or intangible items are included in the value. The value does include those items, such as built-in cabinets and counters that are considered fixtures and part of the real estate.

Conclusion of Improvements Analysis: In comparison to other competitive properties in the region, the subject improvements are rated as follows:

Criteria	Rating
Design-Functional Use	Average
Appearance	Average
Structure	Average
Effective Age/Condition	Average
Land/Building Ratio	Average
Interior Functional Utility	Average-Warehouse
Interior Functional Utility	Good-Office/Showroom
HVAC	Average
Site Improvements/Parking	Average
Visibility	Good
Access	Good
Overall Rating	Average

BUILDING SKETCH/FLOOR PLAN (Assessor Plan)

