

PORTAL WAY PARK,

A CONDOMINIUM



03/17/25

BUILDING AND LOT build out description at 2900 Peace Portal Way, Blaine WA 98230

- 90'X200' Building (18,000 sqft)
- Building consists of 4 units, each unit approx. 6,000 sqft each.
- Steel clear-span trusses
- Peak height 30'2"
- 2x6 exterior wall framing
- 26 gauge metal roof, 29 gauge metal siding with matching trim and screws
- 5" reinforced concrete slab with smooth finish
- 4" Fire main & hydrants (per plan) with sprinkler controls in riser room
- Fully sprinklered with alarm system and monitoring.
- Potable water system to building and units.
- Sewer main installed (per plan)
- Storm water system installed (per plan)
- Parking lot paved and striped (per plan)
- Landscaping installed at road frontage (per plan)
- 4' wide walkway (concrete) installed (per plan)
- Trash enclosure (per plan), approved by SSC. Units responsible for individual cans/service.
- Exterior lighting
- 800 amp 3-phase (120-208 V) to the building.

UNIT BUILD OUT DESCRIPTION at 2900 Peace Portal Way, Blaine WA 98230 (A101-A104)

- Approx. 6,000 square foot units (Approx. 4,500 on the main level and 1,500 in the loft)
- Fully sprinklered
- 50-gallon electric hot water tank heater
- Natural Gas Reznor furnace with installed thermostat
- 2 – 3' wide access doors (one with awning, one without)
- Insulated overhead doors – 9'x8' and 12'x14'
- Half bath under loft area
- Loft with finished pony wall - TJI joists and ¾" T&G plywood floor
- Vinyl windows (per plan)
- Insulation:
 - o 2" blanket insulation at roof and walls
 - o Additional R-30 roof insulation.
 - o Additional R-19 wall insulation with flame spread (white vapor barrier surfacing)
- LED warehouse lighting and outlets
- 200 amp, 3-phase panel in each unit on the lower level with a 100 amp 3-phase panel upstairs.
- Wired for communications (Comcast)
- Separately metered water/sewer, natural gas and power
- Sound proofing between interior units on the portion of wall between the upper and lower parts of the loft area using RC channel for extra spacing between drywall with mineral wool sound insulation.
- Infrastructure provided in each unit for future improvements/additions to loft:
 - o Water lines and vents for future fixtures to loft.
 - o Conduit for future air conditioning/heating unit to loft.

*The information provided by Seller and/or their contractor is for informational purposes only. *
 BUYER TO VERIFY ANY AND ALL INFORMATION.