

ARKOSE BREWERY BUILDING DETAIL PER OWNER

Description

Two-story, wood frame, office/warehouse building constructed in 2005. City water and sewer and 3-phase power. The building footprint measures approximately 50' X 70'. The gross building area is approximately 5,000 SF which is divided into 2,660 SF of warehouse space and 2,340 SF of office/support space. The net rentable area is calculated to be 4,850 SF.

The building is believed to be constructed with concrete block foundation walls and a 4" poured concrete slab on grade. The roof is barn style with an asphalt shingle cover. The eave height is 12' to 16'. Heat is radiant on the ground level with gas fired baseboard heat on the second level.

The building was originally built as two office/warehouse bays and is currently used for malt beverage manufacturing on one side, and taproom/retail on the other side. Each bay measures approximately 35' X 50' with about 2,500 SF. Each bay has "L" shaped warehouse space with about 1,330 SF and two 10' X 12' drive in overhead doors. The warehouse space has floor drains with 12' - 16' ceilings. The ground level office space measures 15' X 28' and is demised with an office, (1) two-fixture restroom, and a storage room. The second level office space is above the ground level space. It measures approximately 15' X 50'. It is designed with an open work area and several offices. There are no restrooms on the second level.

The office/support space has sheetrock and painted walls and ceilings. The ceilings are 8' on the ground level and vaulted on the second level.

Lighting is florescent tube or pendant. Floor coverings are a mixture of sheet vinyl plank, tile, and exposed concrete. Windows are double pane in vinyl casements.

New Roof Replacement in 2023

Hand-tabbed Malarkey Legacy algae block shingles installed with lifetime guarantee. Cost: \$31,218.