

## Retail Space Details

Property      HVTC  
Address:      118 Shawan Rd

Suite #:                      J  
Available Date:              \_\_\_\_\_

Area	Condition	Remarks
<b>Building Interior</b>		
General Dimensions and S.F.	2000 SF	19.5 X 95.5
Floors		
<i>Tile</i>		
<i>Carpet</i>	Below AVG	In the show room + storage
<i>Ceramic</i>	At entrance	
<i>Other</i>		
Ceilings	AVG	LAY IN TILE 2' X 2'
<i>Type</i>		TO Ceiling 12' TO Roof 16' 5"
<i>Height-ceiling vs. roof deck</i>		
<i>Recessed fixtures/lights</i>		
<i>Hanging fixtures/lights</i>		BULK HEAD'S
Walls--type	AVG	DRY WALL
<i>Stockroom wall?</i>	AVG	DRY WALL
Stairways	NA	NA
Electrical		
<i>High Voltage/Low Voltage</i>		208/120v & 480/277v
<i>Amps</i>		100Amp 50Amp 100Amp
<i>Lighting</i>		
<i>Breaker Box(es)</i>		Cutter Hammer
<i>Step-down transformer</i>		yes
<i>Conduits</i>		
<i>Connections to Fixtures</i>		
<i>Exit Lights</i>		Rear door
<i>Emergency Lights</i>		
Plumbing		
<i>Bathrooms</i>	AVG	Est 6.5x7.2 = 46.85 SF
<i>Sewer Size</i>		Below grade/
<i>Water Size</i>		½ inch
<i>Grease line size</i>		NA
<i>Gas size and pressure</i>		¾ inch
<i>Condensation drain size</i>		Not visible

<i>Water Heater</i>		Instant hot
HVAC		7.5 Ton
<i>Age</i>		
<i>Units &amp; Tonnage</i>		
<i>SF/Ton</i>		
<i>Service Contract</i>		Smith Mechanical
Stockrooms	AVG	14.5x19.5 Est 235 SF
Fixtures		
Fire Alarm	YES	
Fire Extinguishers	NO	
Elevators		
<b>Sprinkler Systems</b>		WET SYSTEM
<i>Fire Dept Connection</i>		MALL CONTROLLED
<i>Sprinkler Valve Open</i>		
<i>Items Hanging from Heads</i>		
<i>Sprinkler Pipe Connection</i>		
<i>Sprinkler Head Connection</i>		
<i>Last Inspection</i>		
<b>Area Inspected</b>	<b>Condition</b>	<b>Remarks</b>
<b>Exterior Condition</b>		
Store Front Dimensions	<b>GOOD</b>	<b>10 X 9</b>
Plate Glass		
Front Door		<b>(2) 36'</b>
Rear Door – <i>hollow/metal</i>		<b>METAL 36'</b>
Sidewalk		<b>CONCRETE/CLEAN</b>
Dumpster location		<b>EST. 60 FT</b>
Sign Location		<b>ON FRONT</b>
<i>Supports</i>		
<i>Lighting</i>		
<i>Cleanliness</i>		
Loading Dock location		<b>EST. 60 FT</b>
Appearance		
Canopy Lighting		<b>NA</b>