



BUILDING SPECIFICATIONS

LOCATION:	Located adjacent to the Rye Train Station and the intersection of I-287 and I-95.	ELECTRIC/POWER:	<u>Utility Power:</u> <ul style="list-style-type: none"> • Dual 13.8 KV feeds stepped down on-site to 480v and transferred to the Facility via Tie-Main-Tie switch gear. • On-site substation providing 3.3 mW of power. • 2N configuration with additional power capacity • Numerous transformers throughout the property. • Below-market average cost per kWh. <u>Uninterruptable Power Supply (UPS):</u> <ul style="list-style-type: none"> • Two 600 kVa and two 750 kVa in 2N configuration and one 75 kVa in the ITS Lab.
OWNER:	Midland Rye LLC	EMERGENCY POWER:	<u>Generator</u> - Three (3) 1.0 mW and one (1) 1.24 mW Cummins Generators in N+2 configuration. <u>Diesel Storage</u> - Two (2) Diesel Fuel Tanks with 8,000 gallons of total storage capacity (one 3,000 gallon and one 5,000 gallon)
MANAGEMENT:	George Comfort & Sons, Inc.	TELECOM/CABLE:	Building providers include MPLS - AT&T, Sprint, PCCW, Internet - Verizon, Fibertech, Optimum, Cogent
YEAR BUILT:	1959	LIFE/SAFETY:	Halon, FM-200 pre-action automatic aprinkler systems throughout data center, UPS, PBX, and LAN rooms.
RENOVATIONS:	1986 & 2022	HVAC:	<u>Data Center</u> - Three centrifugal chillers (100-ton, 90-ton, and 90-ton) in N+1 configuration. <u>Substation</u> - Three rooftop units in N+2 configuration. New HVAC system to include brand new rooftop units and two new boilers.
ZONING:	B-5 Interchange Office Building District.	PARKING:	505 Surface Parking Spaces including 10 handicapped spaces.
HEIGHT:	2 Stories	PARKING LIGHTING:	277 volt High Pressure Sodium (HPS) lighting.
BUILDING SIZE:	187,181 RSF	AMENITIES:	Fitness Center, Full Service Cafeteria w/ POS terminal for 24-hour service, Dramatic Ceiling Heights, Ample Parking, Convenience to Rye Train Station.
LAND:	601 Midland: 14.84 Acres 621 Midland: 3.29 Acres Total Area: 18.13 Acres	TRANSPORTATION:	The property is located within steps of the Rye Train Station which provides access to Metro-North New Haven Line which runs up the coast line from New York City to New Haven. The property is also located at the intersection of I-287 and I-95 which run from West to East and North to South throughout Westchester and up into Connecticut allowing an easy commute to anyone in the area.
FLOOR SIZES:	A & B Section: 69,033 RSF C Section: 118,148 RSF		
SLAB TO CEILING:	A & B Section: 11'4" C Section: 19'4"		
COLUMN SPACING:	20' - 24' x 20' (typical) 40' x 20' (typical loading/storage)		
STRUCTURE:	Masonry block with a brick veneer on steel beams.		
FOUNDATION:	Poured Concrete slab.		
SECURITY/ACCESS:	<u>System</u> - Electronic access control systems and CCTV. <u>Structure</u> - 2-hour rated floor-to-deck concrete block exterior wall and 90-minute fire doors.		
WINDOWS:	Insulated reflective glass windows in aluminum frames. Window replacement program over time will provide "e-glass" throughout for better efficiency and light.		
ROOF:	New roof with Thermoplastic Polyolefin membrane (white) and 5' x 10' Skylights installed.		
RESTROOMS:	Fourteen (14) total restrooms (7 mens and 7 womens) throughout Building with motion-censored toilets and soap dispensers.		
LOADING DOCK:	Three (3) Loading Docks with 8'8" x 7'6" electric doors and a concrete apron that can accommodate a 53' trailer; two of the doors feature bumpers and hydraulic levelers; and the third currently contains a trash compactor.		

