



HERRING PROPERTIES

400 Airport Corporate Drive  
Ewing, New Jersey



Google Earth

AERIAL - SOUTHEAST



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

OPTION 1

CONCEPTUAL DESIGN

400 AIRPORT CORPORATE PARK ROAD  
EWING TOWNSHIP, NJ NJY20-0062-00

WARE MALCOMB

08.27.2020

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PERSPECTIVE - ENTRY



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TRENTON MERCER  
AIRPORT



NORTH

AERIAL - NORTHWEST



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REF: AERIAL MAP - GOOGLE (2019-05-19)

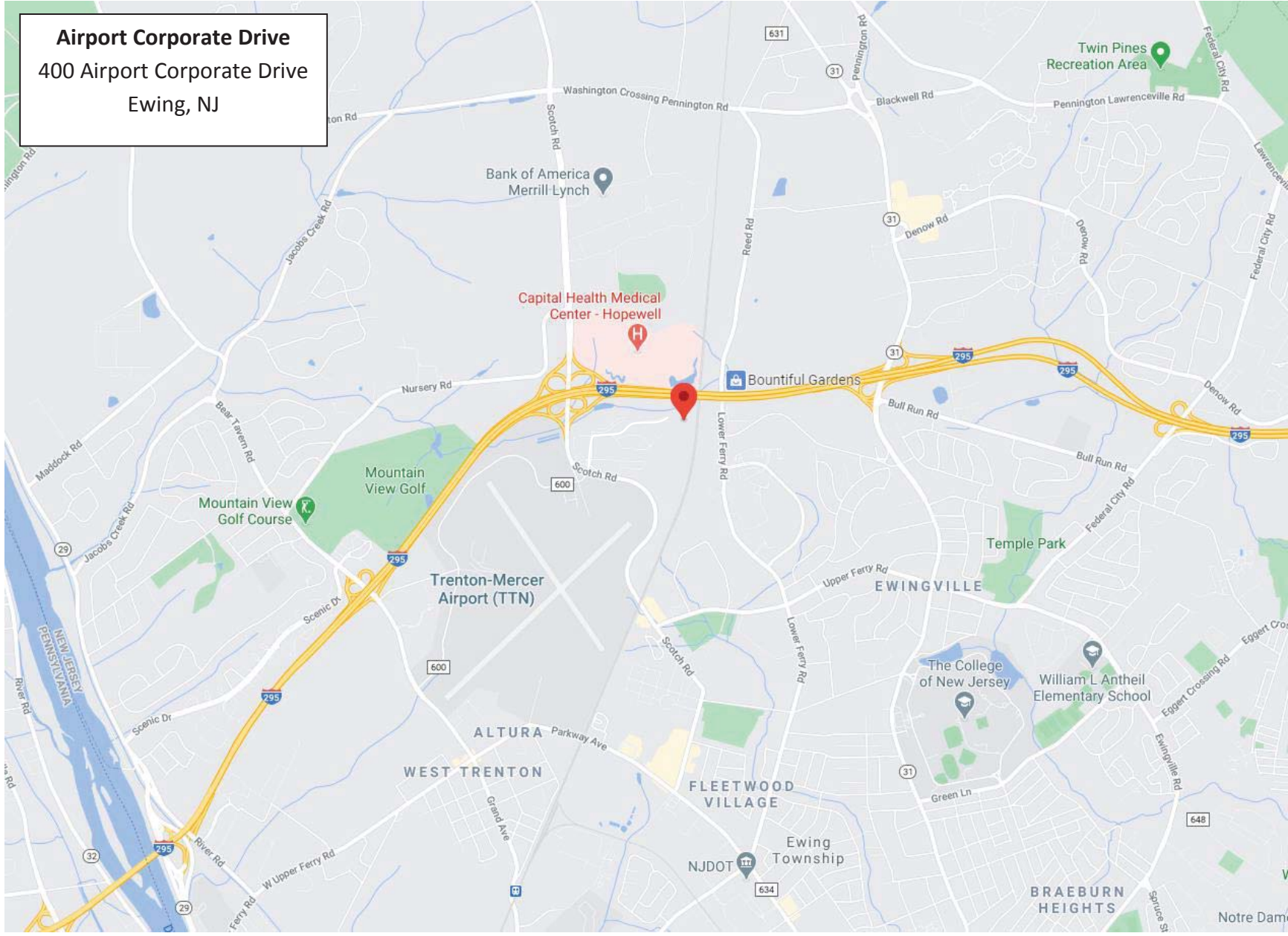
creative solutions for the public and private land development communities  
 menlo engineering associates  
 732.846.8985 F 732.846.9430 W www.menloeng.com

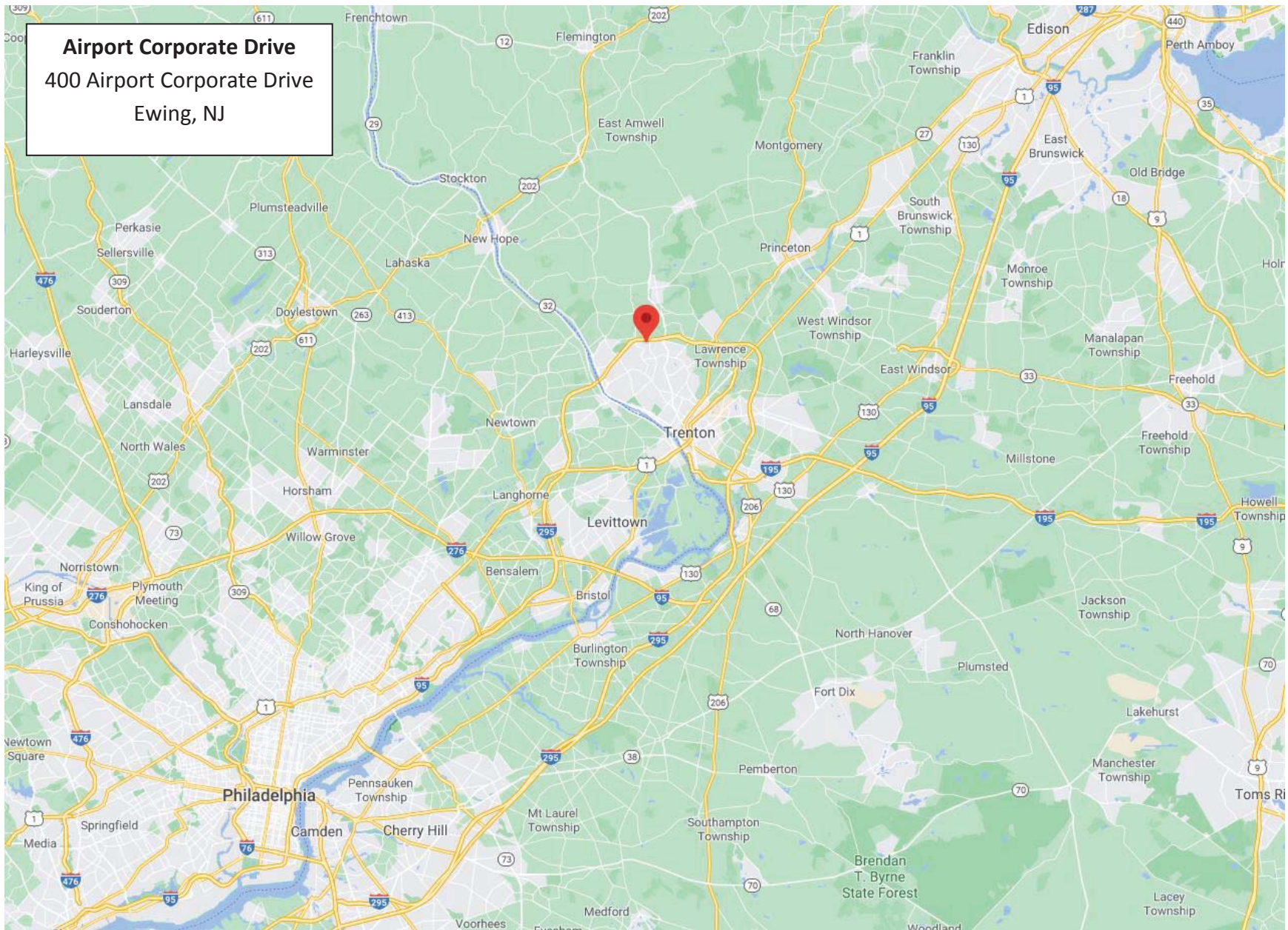
JOB# 2009.079.01

**400 AIRPORT CORPORATE PARK WAREHOUSE**  
 BLOCK 371 LOT 3.05 22.61± ACRES  
 OVERALL PLAN EXHIBIT



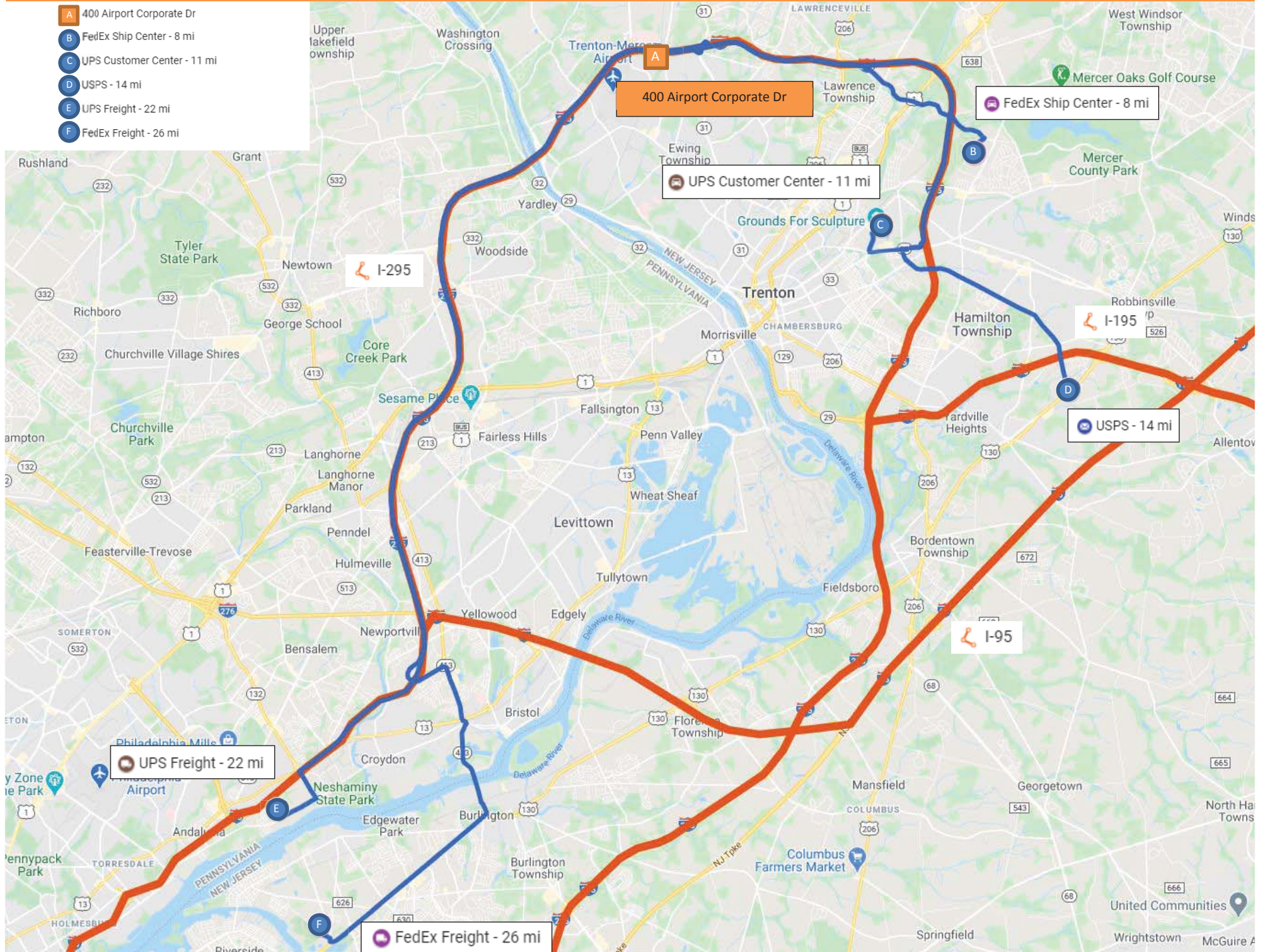
**Airport Corporate Drive**  
400 Airport Corporate Drive  
Ewing, NJ





# NEAREST SHIPPING HUBS (FEDEX, UPS, USPS)

- A 400 Airport Corporate Dr
- B FedEx Ship Center - 8 mi
- C UPS Customer Center - 11 mi
- D USPS - 14 mi
- E UPS Freight - 22 mi
- F FedEx Freight - 26 mi





**400 Airport Corporate Drive  
Ewing, NJ 08628  
BUILDING SPECIFICATIONS**

**LOCATION:**

- The industrial building will be constructed at 400 Airport Corporate Drive, Ewing, NJ 08628.

**BUILDING AREA:**

- Each building area defined in this proposal is as follows:
  - Warehouse 130,000sf
  - Office (TBD)
  - Total building square footage 130,000sf
  
  - Building clear height 40 ft
  - Exterior truck docks required 18 ea
  - Dock seals required 18 ea
  - 35,000 LB pit mounted dock levelers required 18 ea
  - Dock bumpers provided 18 ea
  - Drive-in doors 2 ea
  - Dock door size 9'2" x 10'
  - Truck door size 12'2" x 14'

**SITE SPECIFICATIONS:**

- 30 trailer parking spaces (with additional capacity of 20 more trailer spaces).
- 45 automobile parking spaces.
- Highway signage frontage on I-295.
- Lot size: 22.6 acres

**BUILDING CONSTRUCTION:**

- The general construction will be concrete precast, exterior walls with paint, steel columns with joists carrying a metal roof deck, and a built-up roof.

**CLEAR HEIGHT:**

- The clear height to the bottom of the structural steel will be minimum of 40'-0" throughout from first column line.

**CONCRETE BUILDING CONSTRUCTION PHASE OF CONTRACT:**

- The concrete will conform to the standards of the ACI, ASTM, and applicable building regulations.
- The slab on grade will be 7" thick concrete over clean stone backfill.
- All proposed building floor slabs will be concrete slab on grade. All building slabs will be troweled smooth.
- All interior concrete is designed for a minimum compressive strength of 4,000 psi at 28 days. Concrete will have control joints to control cracking.
- Exterior walls are a minimum of 12" thick reinforced concrete with standard smooth finish and reveals. Insulation to be installed at all walls and above dock doors to underside of roof to maintain R-20 value.
- Rigid perimeter insulation will be provided to a depth of 2' below finished grade at all exterior walls (per code requirement or minimum of R-10).

**MASONRY:**

- Masonry block to be used to construct fire and utility pump rooms.

**METALS:**

- All structural steel will be detailed, fabricated, and erected using the latest edition of The American Institute of Steel Construction (AISC) manual and the AISC Code of Standard Practice.
- The general construction will be steel columns, beams (or joist girders), and steel bar joists carrying prefinished white metal deck. Column spacing will be approximately 56' x 50'; the finish on the steel will be gray primer paint.
- All steel joists will be detailed, fabricated, and erected to conform to the latest edition of the Standard Specifications of the Steel Joist Institute (SJI).
- An interior steel ladder and roof access door will be provided for roof access.
- Concrete filled 6" steel pipe bollards will be provided according to code.

**WOODS AND PLASTICS:**

- Pressure treated wood will be used at all exterior applications. Fire treated wood will be used at areas required by code.

**THERMAL AND MOISTURE PROTECTION:**

- The roof over the entire facility shall be mechanically fastened .060" reinforced TPO white membrane roof system installed in accordance with manufacturer's specifications. Includes a 20-year manufacturer's NDL labor and materials warranty.
- Two layers total of 3.5" thick rigid roof insulation (R-20.5) and the roof will slope ¼" per foot to the exterior with exterior roof drain, which will tie into the underground storm drainage.
- All roof areas shall slope to exterior rain conductors. All architecturally visible roof edge caps and copings shall be pre-finished metal in a color selected from manufacturer's standard colors.

**CAULKING:**

- Exterior of all precast vertical panel joints to be caulked. Interior walls only in warehouse area to be caulked below the wall insulation.
- Exterior of all storefront and exterior door frames to be caulked.

**DOORS AND WINDOWS:**

- All storefronts will be clear aluminum bronze members; all exterior doors will have aluminum bronze finished thresholds. The doors at the entrances will have round vinyl clad or anodized pulls and push bars. All other exterior painted hollow metal.
- Storefront glass will be 1" insulated glass set in aluminum frames. Exterior glass in doors, sidelights, and storefronts will be tinted vision glass tempered as required by code.
- The exterior entrance soffit will be constructed of vinyl soffit.
- Exterior walls to field painted and caulked according to design of architect which may include two or three colors. Interior of roof metal decking will be factory painted white. Structural steel to be factory primed light gray.

**EQUIPMENT:**

- The loading dock doors will be manually operated, insulated, prefinished, sectional, overhead doors with track guards.
- Dock equipment will include dock seals and pit mounted levelers with 35,000 LB capacity (in Basic Fit-up Phase).
- The drive-in doors will be an insulated, prefinished, sectional, overhead door with high lift hardware.

**SPECIAL CONSTRUCTION FIRE****FIRE PROTECTION SYSTEMS:**

- Sprinkler and Alarm: 100% ESFR fire system and Silent Knight fire alarm system
- Contractor will install a complete automatic fire protection system for the facility to comply with the written requirements of the Fire Marshall, applicable codes and NFPA 13.
- The fire protection system will contain a flow alarm capable of being connected to a client furnished monitoring service such as ADT for remote alarm monitoring and necessary audible bell alarm as required by code.
- The system will include a Fire Department Siamese Connection, piping valves, and any necessary specialties in the mechanical room.
- System to be designed in accordance with FM (Factory Mutual) requirements as well as local code and ordinances.
- Addressable Fire Panel to be included in office build-out.

**MECHANICAL PLUMBING****INTERIOR PIPING SYSTEMS:**

- A 10" water line will be brought inside the building. This line will service both the tenant domestic plumbing needs and Fire Protection.
- A Sanitary Trident will be installed under the slab.
- Adequately sized ejector pump will be installed.

- Warehouse bathrooms to be installed as per code in shipping office.

**HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM DESCRIPTION:**

- Contractor will furnish radiant head suspended Detroit Radiant-type heaters, which will be designed to maintain 55 degrees Fahrenheit at 0 degrees Fahrenheit outside temperature while dock and drive-in doors are closed.

**UTILITY**

**ELECTRIC:**

- Piping and cable for 1500-amp 480/277 Volt, 3 phase, 4 wire service will be provided for the main building and pump/utility room served by PSEG.
- A tenant panel will be sized and installed to service the future office which will include tenant lighting, heat, and outlets for the entire office space.
- A 480/277 Volt, 3 phase, 4 wire service will be installed and connected to serving the parking lot and perimeter lighting, ejector pump, and fire pump.
- Motion sensors for warehouse lighting. Phase One lighting will be 30 fixtures.
- Pad will be provided to house transformers which will be furnished by the appropriate utility company. Electrical installation will be complete from the transformer to the service termination.
- Site lighting will be controlled by photometric cells for “on” operation and timers for “off” function. Exterior lights will be black or dark bronze anodized.
- Light poles will be provided for perimeter of office parking area.

**NATURAL GAS:**

- Serviced by PSEG

**SEWER:**

- Served by Ewing, Lawrenceville Sewer Authority (ELSA)

**WATER:**

- Served by Trenton Water Works

**SOLAR POWER:**

- Developer is exploring opportunities to provide renewable energy to the Tenant and surrounding community through roof top panels on the building.