

**RENTON – PARK 405  
BUILDING A  
FACT SHEET**

**LOCATION:** 1101 SW 16<sup>th</sup> Street  
Renton, Washington

**JURISDICTION:** City of Renton

**ARCHITECT:** L.D.G. Architects

**CONTRACTOR:** Poe Construction

**DEVELOPMENT:**

Site Area: 22.5 acres (entire park)

Rentable Area: 124,968 square feet

Number of Stories: One

Parking: 122 stalls

Standard Bay Size: 52' x 41'8"

Standard Building Depth: 250'

Year Built: 1997

Zoning: IM, City of Renton

**BUILDING SPECIFICATIONS:**

Construction Type: V-N

Truck Maneuvering: West side 114'; East side 150'

Clear Height: 30' after first bay

Lighting: 15' candles, T-5 fluorescent lighting

Original Electrical Service: 650 amps, 277/480 volt, 3 phase existing

Heat: Gas space heat per code – south end only

Skylights/Smoke Vents: Per code

Draft Curtains: Per code, if required for generic warehouse use

Sprinkler Rating: 6 dry systems, 4 back flow preventers, .57/2,600 SF

Loading Doors: Non insulated, mechanical doors  
20 total 9' x 10' dock-high doors  
1 total 12' x 14' grade-level doors  
6 total 24' x 14' grade-level doors  
4 total 9' x 10' pick-up high doors

Roof: 3-ply build-up with cap sheet

Warehouse Floor: Sealed concrete floor with average floor load of 350 lbs. per square foot. Live floor load. 5" slab unreinforced, 3,000 psi