

FOR SALE



**Ring Power Property
4760 Capital Circle N.W.
Tallahassee, Florida**

Sale Price: \$5,000,000



Zoning: Industrial

Taxes: \$50,977 (2002)

Site: 13.45± acres

Buildings: Three (3) main buildings
Total approximately 72,043.6± sq. ft.

Building A: Total approximately 45,543± sq. ft.
Built in 1975; New roof in 1986

Building B: Total approximately 11,280± sq. ft.
Built in 1975; New roof in 1993

Building C: Total approximately 15,200± sq. ft.
Built in 1984; New roof in 1995

Remarks: All information, measurements, etc. are estimates and taken from plans. Buildings and land sold "as is". Price includes fixed equipment. Dyno meter system is not included. Both large generators are included. Overall condition of the property is good to excellent. Reason for sale is moving to a larger site.

Contact:

Roger S. Crawford, *President*

CRAWFORD COMMERCIAL AND INVESTMENT PROPERTIES, INC.

(850) 386-1661

Any information contained herein is approximate and believed correct, but is not warranted in any way. Buyers should make their own determinations and inspections. This information, this offering and any related item hereto is subject to withdrawal for change without notice to anyone.

RING POWER PROPERTY

For Sale

*Capital Circle N.W.
Tallahassee, FL*

- Property:** Buildings and Land
4760 Capital Circle N.W.
Tallahassee, Florida
- Location:** Capital Circle N.W. ... just west of North Monroe Street, a/k/a U.S. 27 North and just north of I-10.
- Land:** 13.45± acres (585,882± square feet), per Leon County tax records
- Tax I.D. #:** Leon County #21-06-51-000-0060 Lakewood Business Center
- 2002 Taxes:** \$50,977.
- Zoning:** Industrial. Zoning Code Attached.
- Utilities:** Talquin Electric: Water, Sewer and Electricity.
(Site also has its own deep well, not tested as potable, and emergency generator)
(All gas heaters are fueled by propane.)
- Buildings:** Three (3) main buildings. (Details & Drawings attached)
Total of approximately 72,043.6± square feet.
- Building A:** (Total approximately 45,543± square feet)
Built in 1975; New roof in 1986
3 Components:
A-1: Sales/Parts Office: Approx. 5,140± sq. ft. heated & cooled
A-2: Parts Warehouse: Approx. 14,000± sq. ft.
A-3: Service Shop: Approx. 26,403± sq. ft.
Also has offices/rest rooms/locker room/showers, etc.
- Building B:** (Total approximately 11,280± square feet)
Built in 1975; New roof in 1993; "Utility" Building, i.e. Track Re-Building & Welding Shop

Building C: (Total approximately 15,220± square feet)

Built in 1984; New roof in 1995

3 Components:

C-1: Truck Repair: Approximately 9,125.6± sq. ft.

C-2: Office/Lounge: Approximately 1,800± sq. ft.

C-3: Truck Dyno/Lift Repair: Approximately 4,295± sq. ft.

Sales Price: \$5 Million

Remarks: All information, measurements, etc. are estimates and taken from plans. Buildings and land are sold "as is". Price includes fixed equipment. Dyno meter system is not included. Both large generators are not included.

Shown by Appointment Only.

Full site, complete plans available. Overall condition of property is good to excellent. Reason for sale is moving to a larger site.

Contact: Roger S. Crawford, President
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Notice:

Upon closing of sale or lease, deed restrictions will be placed on the property restricting and eliminating the sale/lease/repair of all tractors, diesel engines, lift equipment, earth moving equipment and any and all activities related thereto.

A-1: Sales and Parts Office

- 5,140± heated & cooled square feet
- Lobby with Parts Counter and secretarial/receptionist area
- 10 offices
- 1 Parts Office with storage closet
- 1 Training office with projection room (seats 40±)
- 2 Rest Rooms
- Utility Room
- Janitorial Room with Water
- Pneumatic Tube System connects to Parts Warehouse
- Built in 1975; New Roof in 1986; Tremco Built-Up Roof

A-2: Parts Warehouse & Storage Facility

- 140' x 100' = 14,000± square feet (approximately)
- Men's Rest Room
- Customer parts pick-up area
- In-Floor scale with weight limit of 2,400 lbs.
- 2 Overhead Manually Operated Doors in front (14' wide x 12' high)
- Truck height and 2 dock-leveler loading docks, all covered under one canopy; New roof on canopy in 1998.
- New Roof on warehouse in 1986
- One space radiant gas heater between loading dock doors and scale
- Concrete slab throughout
- 2 Pedestrian doors
- 2 Sliding Electric (12' x 12') doors to rear; one opens to outside and one to A-3, i.e. service
- Ceiling height is approximately 24'
- Mercury vapor lighting in warehouse and on canopy
- 3 Ceiling mounted exhaust fans
- 16 sky lights

A-3: Service Shop

- 204.2' x 129.3' = 26,403.06± square feet (approximately)
- 11 Overhead Manually Operated Doors (18'W x 20'H)
- 1 small Overhead Manually Operated Door (8'W x 10'H)
- 11 Pedestrian Doors
- 28' High Ceilings
- 3 Utility Bathrooms with sink/toilet/urinal
- Generator and Compressor Room, with approximately 550 gallon diesel tank

A-3 (continued):

- Oil distribution system to each bay capable of two different oils
- Ground level office are approximately 40' x 40' with 5 offices, two rest rooms & lobby
All with electric heat and cooling - new 15 ton A/C (6/2000)
- Locker/Bath/Shower of 40' x 40' over office with lunch room (electric heated & cooled)
- Ground level tool storage area of 16' x 40' with additional overhead, mezzanine storage
- Specialization area of 38' x 40' with overhead, mezzanine storage
- Total service shop has gas radiant heat with 26 propane heaters
- Storage area of 54' x 40' above specialization area and tool room area
- Ground level janitorial and storage rooms
- 400 watt metal "hallide" fixtures with 6 per bay and 5 down the center of the shop, for a total of 65 lights
- Five 7.5 ton overhead cranes with electric hand controls
- Two 2-ton jib hoists
- Outside used oil containment area; 2,000 gallon capacity
- 2,000 gallon tank of new oil
- 250 gallon "new" oil tank in generator room belongs to Supplier
- Pneumatic tube system to utility (B)
- No main shop floor drain ... floor scrubber used.
- Fuel & gas island in containment area
10,000 gallon diesel fuel capacity / 3,000 gallon gasoline fuel capacity
Both with keyed, metering system
- 25 sky lights
- 6 ceiling mounted exhaust fans

B: Utility Building

- 60' wide x 188' = 11,280± square feet (approximately)
- 6 ceiling mounted exhaust fans
- Note: South end bay of an additional 25' bay, not shown on attached plans!
- Office with small a/c heat pump
- Rest room
- 1 overhead hoist of 5-ton; travels 4 bays
- Total of 6 bays (6th bay was added in 1975)
- Sand blast facility with outside silo, i.e. 6th bay
- 12 20' x 20' Doors. 6th Bay has two (2) 20' x 20' roll-up doors. Original first five (5) bays have manual overhead doors
- Two 2-ton jib cranes
- 28' high ceiling

B (continued):

- Roof redone in 1993 Elastmaric roof
- Pump house for wash rack 11' x 11' with high pressure steam cleaner with water booster pump 2,700 PSI / 240 degree F water with 3" feed from underground well on site. Potable water & electric, via Talquin Electric ... main wash water is not potable.
- 9 Gas 100,000 BTU heaters

C-1: Truck Repair

- 74' x 122' = 9,125.6± square feet (approximately)
- 8 Overhead electric doors 14'W x 16'H
- Ceiling height is approximately 24'
- Two 5-ton overhead electric hoists
- 4 7.5 HP Exhaust Fans
- 8 50,000 BTU Propane heaters
- Central oil and compressed air distribution to all bays
- 24 400 watt high pressure sodium lights
- 12 sky lights
- Access to compressor & mechanical room from outside
- 1,000 gallon waste oil tank
- 500 gallon oil tank
- No floor drains

C-2: Office/Lounge

- Ground level office 48' x 30' heated & cooled all electric; odd shaped space
- 2 Rest rooms
- Vending machine area
- 2 Offices & lobby area
- Overhead 60' x 30' area with 2 offices, kitchen area, truckers lounge with 2 rest rooms with showers, employee locker room with showers and telephone/mechanical storage area
- Well tank with 500 gallon capacity behind building C-2

C-3: Truck Dyno/Lift Repair

- 12 sky lights
- 1,600± square feet of storage with 8'W x 12' Roll-Up door, of which approximately 400± square feet is heated and cooled area is office

C-3 (continued):

- 1,600± square feet upstairs storage with electric freight elevator
- $61' \times 80' = 4,880 - (19.5' \times 30' = 585) = 4,295\pm$ square feet
- 4,880± square feet less 585 square feet of covered truck wash space
- Truck Dyno for sale extra, and not included in this offering
- All floor drains are covered
- All of building C has 4-year old elastmaric roof and new sky lights
- 3 Overhead doors 14'W x 16'H electric
- Approximate 24' ceiling height
- 15 400 watt high pressure sodium lights
- 6 50,000 BTU ceiling mount propane radiant heaters
- Wired for welding in C-1 and C-3
- Compressed air to all bays
- Five 2.5-ton jib hoists

Other Items:

- Wash rack facility with settling basis
- Waste water (i.e. sewer to Talquin units)
- 6" on-site well with 80' down pump, with 500 gallon above ground water tank
- Existing on-site SWMF with aerating fountain
- All concrete driveways are approximately 4,000 - 6,000 PSI and approximately 6" to 8" thick
- 2 Lawn irrigation systems; one for building C and Building A
- All buildings are 3-phase, 480 volts
- Buildings A & B are on septic tank
- Building C is on Talquin sewer
- Free-standing back-light sign at the front of the site
- All fuel, gas, oil tanks are above ground and in containment areas
- Buildings A & C are "hard wired" for a network computer system
- Three air compressor units are on site
- Truck front-end alignment rack does not stay
- Flag pole
- 80 paved/lined passenger car parking spaces.
- Buildings A-2, A-3, B & C have internal roof access
- Buildings A-3, B, C-1 and C-3 have compressed air plumbing