

Lyons Exchange Center

Class A Warehouse Building
103,356 SF +/-

Presented by:

Butters Construction & Development
6820 Lyons Technology Circle
Suite 100
Coconut Creek FL 33073



BUTTERS

About Butters

- Headquarter in Coconut creek
- One of most active commercial developers in South Florida and the most active commercial developer in Coconut Creek
- Established 1990
- Six time NAIOP Developer of the Year
- Built over 17 Million square feet of commercial facilities
- \$1.3 Billion in projects since 1990
- Vertically integrated
 - Construction
 - Development
 - Property Management
 - Leasing
 - Acquisitions
- Recent projects in Coconut Creek
 - Forts/Elite Aluminum
 - American Top Team
 - Lyons Technology Park
 - Marriott Residence Inn
 - Willis Leasing
 - Carls Furniture



Coconut Creek Projects



Lyons Technology



Hampton Inn

Coconut Creek Projects



Residence Inn by Marriott

About First Industrial

- One of the largest industrial REITs in USA
- Own 65 Million square feet/477 properties
- Listed on NYSE
- 20+ years in existence
- \$4.5 Billion market capitalization
- Focused on Class “A”, investment grade, warehouse properties



About First Industrial



First Joliet
Logistic Center



596 Bonnie Valentine

Project Description

- Zoned industrial
- 7+ acres
- Class “A” industrial facility
- 103,356+/- square feet
- Dock high loading
- 32’ interior clear height
- No variances required
- Modern design
- Fully fire sprinklered
- Carefully designed facility to eliminate any visibility to truck court from Lyons Road and all surrounding neighbors
- Anticipated uses similar to Lyons Technology Park
 - Light storage/distribution
 - Light manufacturing
 - Offices
 - Research development
- Possible Tenants
 - Logistic
 - Aerospace
 - Pharmaceuticals
 - Electronic

Location Aerial



Renderings



Site Plan

SITE & BUILDING STATISTICS

ZONING CLASSIFICATION: 10-1 (Industrial Office)
 GROSS SITE AREA: 305,799.96 sf or 7.02 Acres

MAX LOT COVERAGE: 35.00% or 107,029.98 sf
 PROPOSED LOT COVERAGE: 33.80% or 103,356 sf

MAX ALLOWABLE BLDG HT: 48'-0"
 MAX PROPOSED BLDG HT: 44'-0"

PERIOLUS AREAS

MIN. OPEN SPACE REQD: 61,159.99 sf (20.00% of Net Site Area)
 PROPOSED OPEN AREA: 105,307.08 sf (34.44% of Net Site Area)

IMPERIOLUS AREAS

GROSS BUILDING AREA: 103,356 sf (33.80% of Site Area)
 VEHICULAR USE AREA (VUA): 89,747.36 sf (29.35% of Site Area)
 MISC. CONCRETE AREAS: 7,389.52 sf (2.41% of Site Area)
 (Walks/Carbing/Dumpster/Stairs/Ramps)

TYPE OF OCCUPANCY: F-1-MODERATE-HAZARD FACTORY INDUSTRIAL
 -AS PER FBC 306.2 W/ ACCESSORY USE
 BUSINESS (B) AREA- AS PER FBC 304.1

TYPE OF CONSTRUCTION: Type IIIB (Fully Sprinklered)

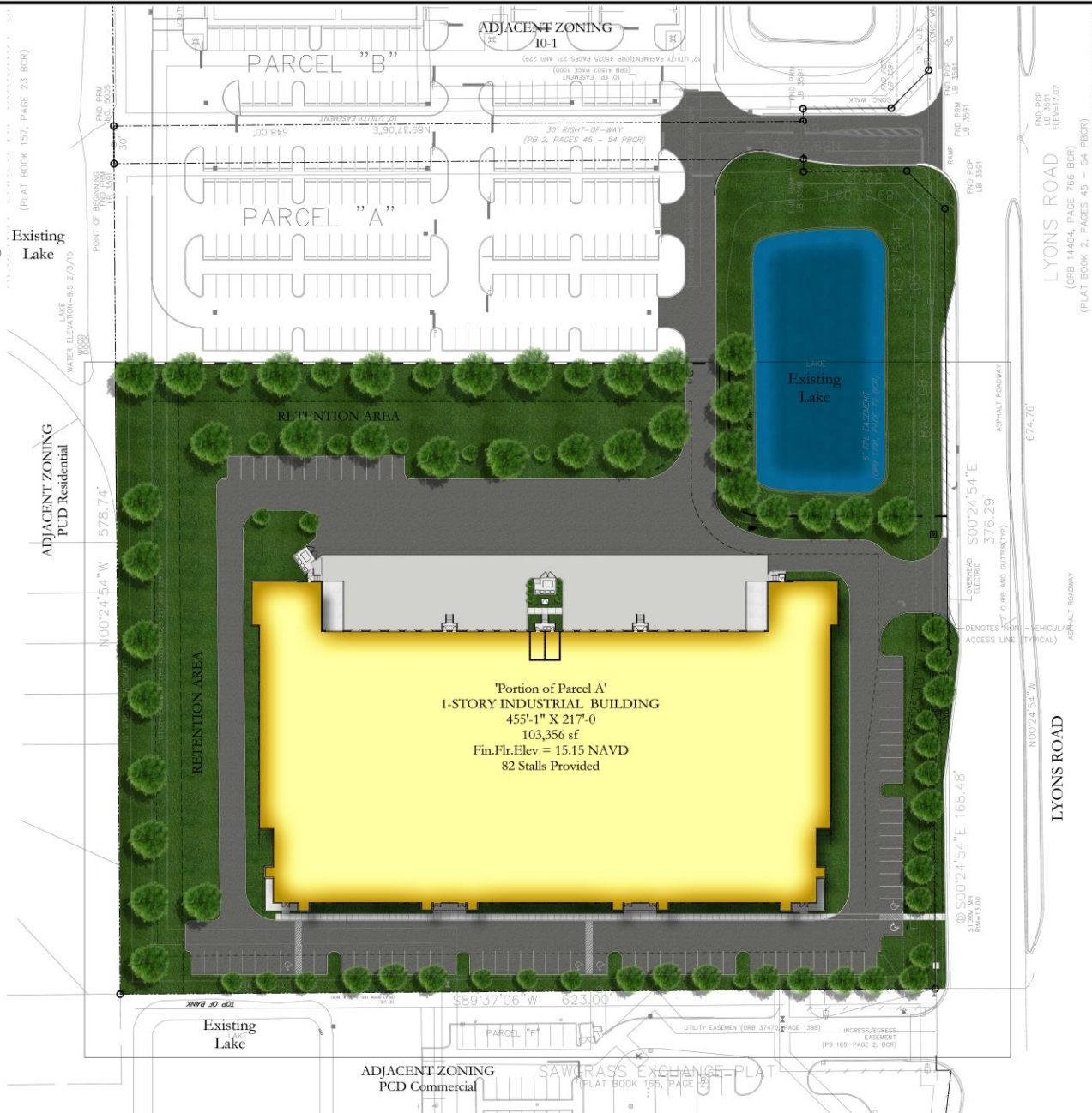
ALLOWABLE BUILDING AREA: UNLIMITED
 (per FBC 507.4 'Sprinklered, one-story buildings'): Fully Sprinklered Building,
 surrounded and adjoined by public ways or yards not less than 60 feet in width

PARKING CALCULATIONS

Gross Building Area: 103,356 sf
 less exterior entry area: 930.28 sf
 less meter/pump room: 558.44 sf
 Net Building Area: 101,867.28 sf

10.0% Office Area: 10,186.73 sf
 @ 1/300 sf = 34 Stalls Req'd
 90.0% Warehouse Area: 91,680.55 sf
 @ 1/2000 sf = 46 Stalls Req'd

TOTAL PARKING REQUIRED: 80 Stalls
 TOTAL PARKING PROVIDED: 82 Stalls (includ 5 HC stalls)



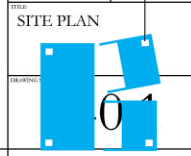
Lyons Exchange Center SPECULATIVE INDUSTRIAL BUILDING

6401 Lyons Road
 Coconut Creek, Florida

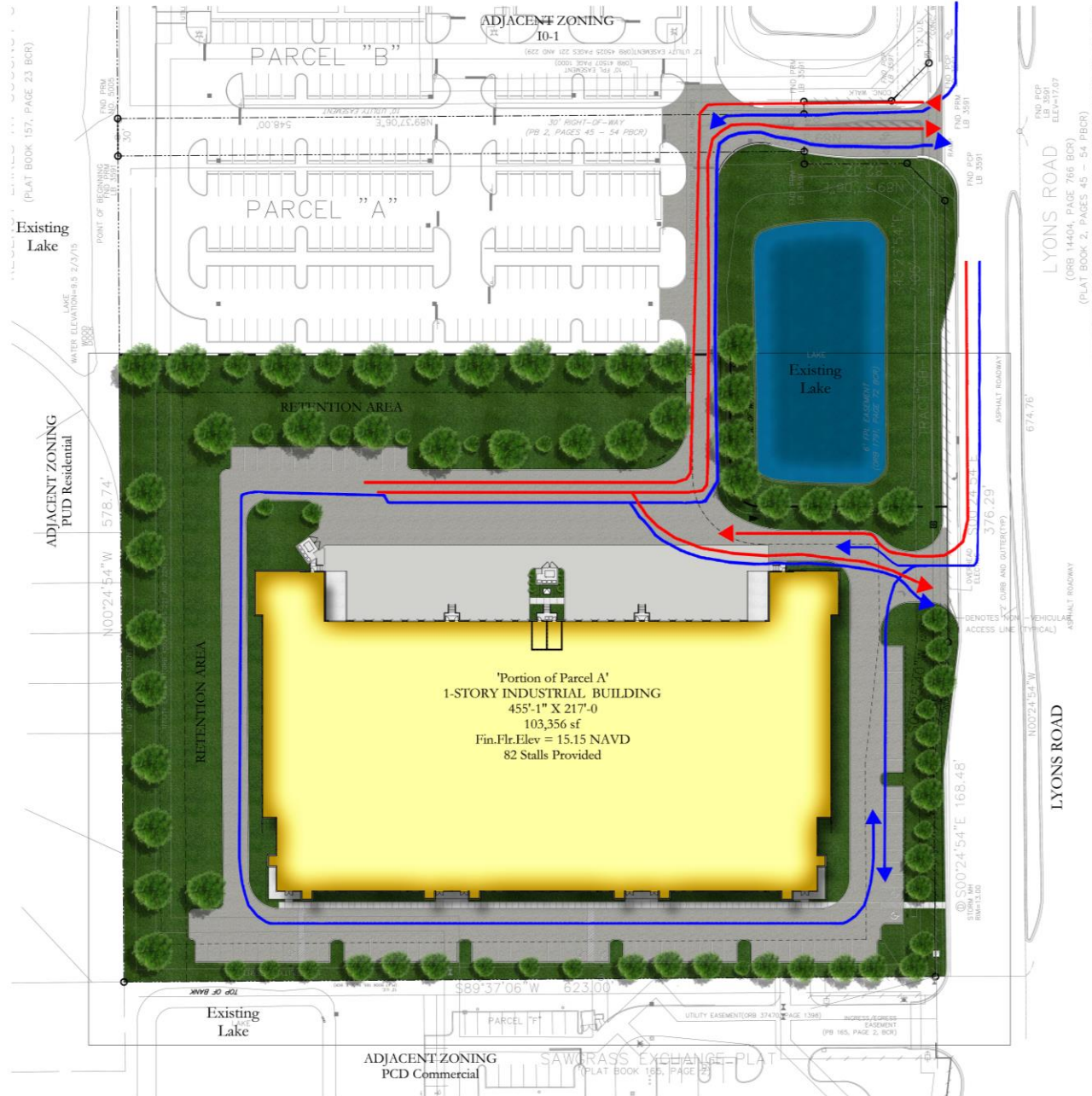
- 2019-05-14 DRC COMMENTS-5
- 2019-04-08 DRC-4-CLIENT REV./EAST LOOP DRIVE
- 2019-02-18 DRC COMMENTS-3/LYONS RD ACCESS REV.
- 2018-11-06 DRC COMMENTS-CLIENT REVISION-2
- 2018-10-01 DRC COMMENTS-1



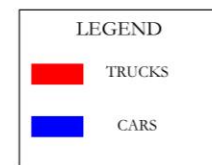
PROJECT NUMBER: 18-030
 REVISION DATE: 2019-05-14
 SCALE: 1" = 40'-0"



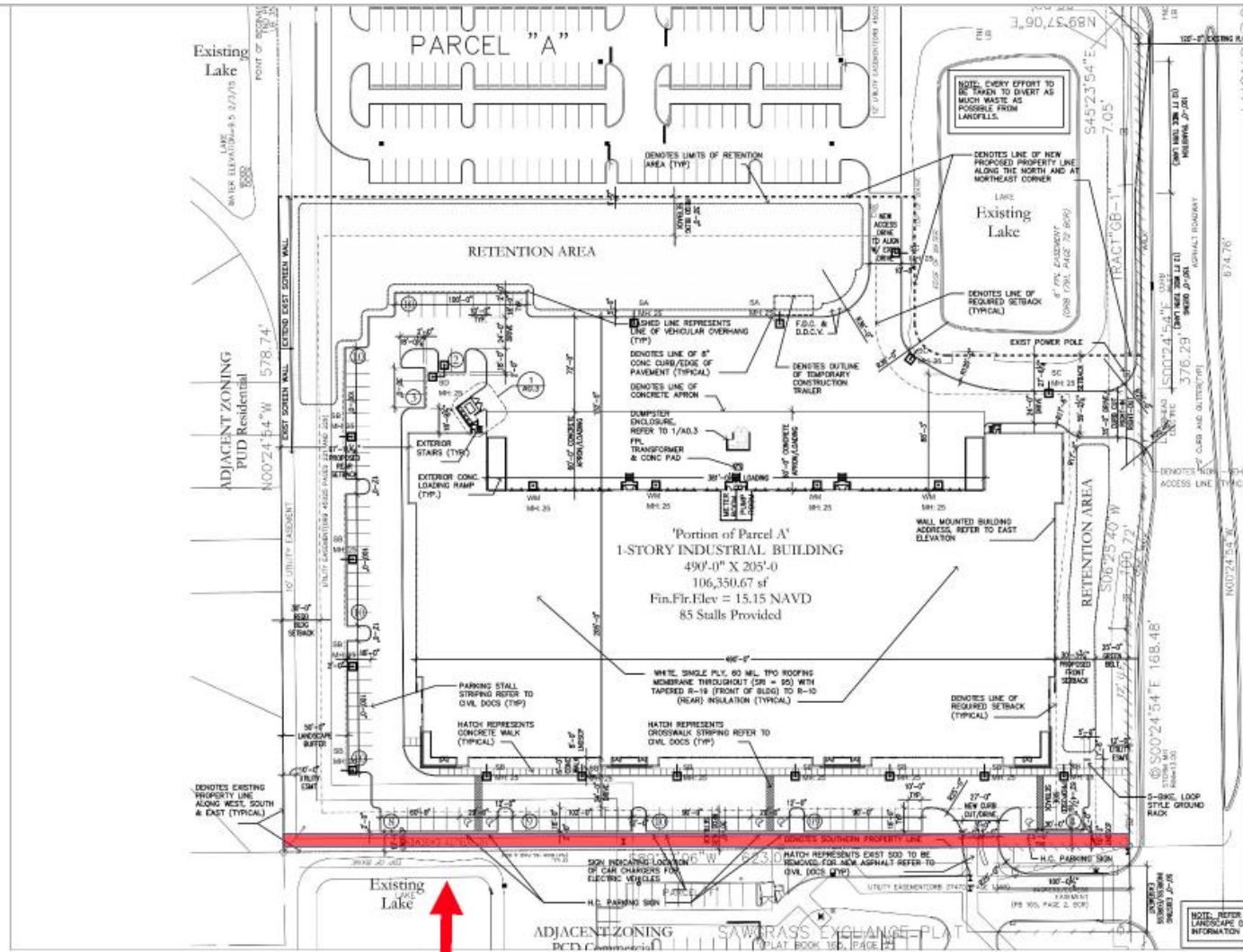
Traffic/Circulation Plan



ADJACENT ZONING: PUD Residential



South Easement Abandonment



EXISTING SOUTH 10' UTILITY EASEMENT TO BE ABANDONED.

EXHIBIT

