

Lyons Exchange Center

Class A Warehouse Building

107,000 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 16 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



About Butters



Lyons Technology



Hampton Inn

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
- \$5.5 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
- 107,000+/- square feet
- Dock high
- 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

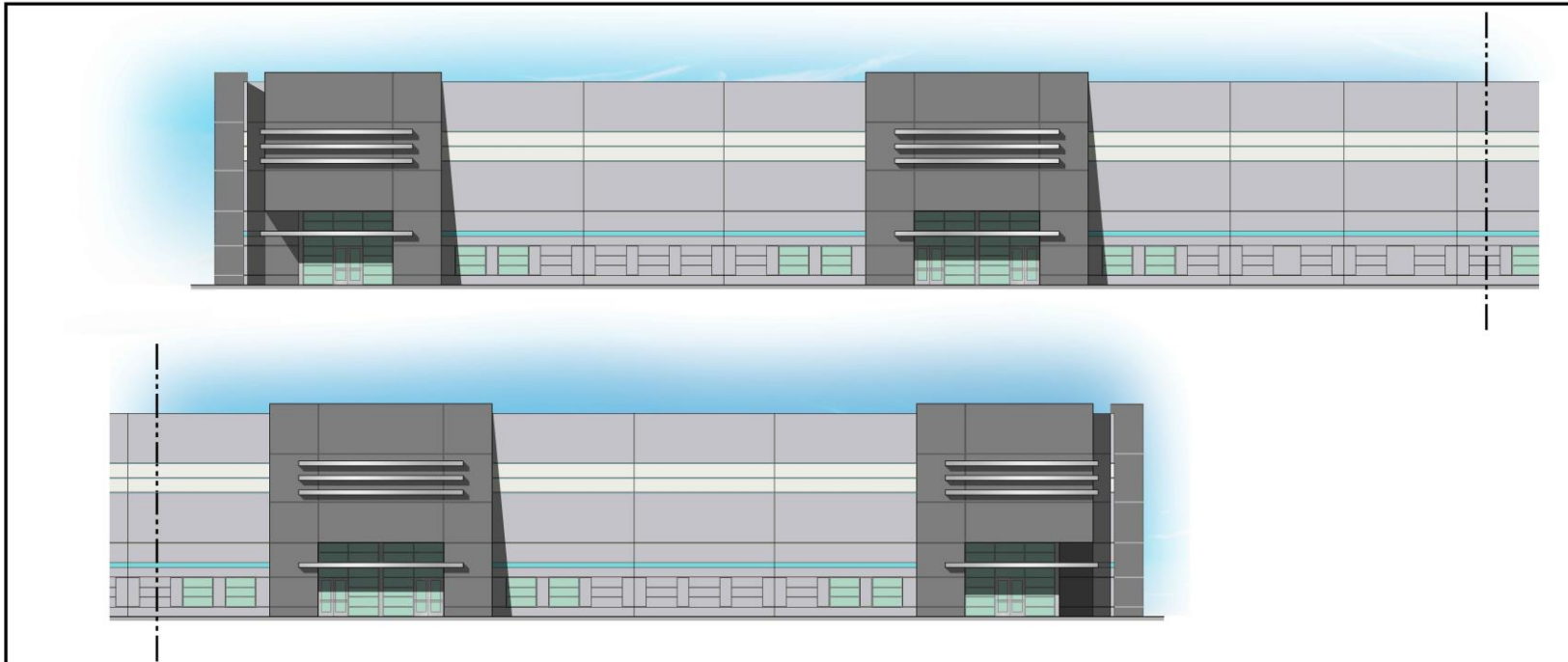
Location Aerial



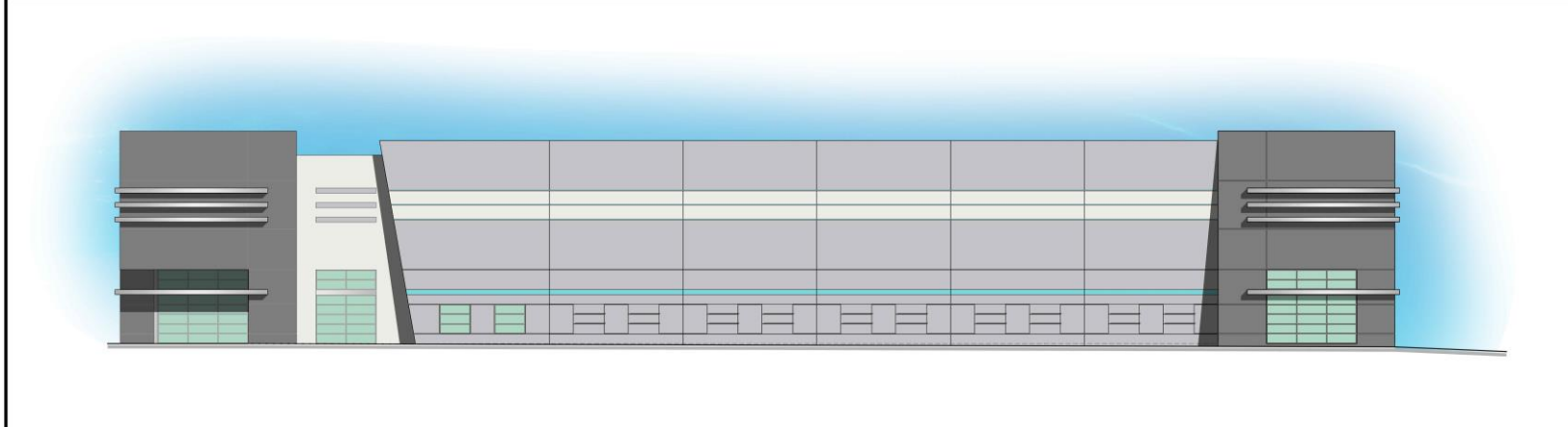
Renderings



Rendered Elevations



1 SOUTH ELEVATION
1/32"=1'-0"



2 EAST ELEVATION
1/32"=1'-0"

Lyons Exchange Center
SPECULATIVE INDUSTRIAL BUILDING
 6401 Lyons Road
 Coconut Creek, Florida

2019-05-14	DRG. COMMENTS 3
2019-04-08	DRG. CLIENT REV. - EAST LOOP DRIVE
2019-02-28	DRG. COMMENTS 3 / LYONS RD ACCESS REV.
2018-11-08	DRG. COMMENTS / CLIENT REVISION 2
2018-10-01	DRG. COMMENTS 1
18-03-01	ISSUE

ALL DIMENSIONS AND LOCATIONS AND RELATED DATA ARE TO BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR SPECIALTY ITEMS AND/OR THE DATA AND/OR FOR THE WORK OF CONTRACTORS OR OTHER PROFESSIONALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS OR FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE WORK OF CONTRACTORS OR OTHER PROFESSIONALS.

FOR FURTHER INFORMATION, CONTACT THE ARCHITECT AT THE ADDRESS LISTED BELOW OR BY TELEPHONE. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS OR FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE WORK OF CONTRACTORS OR OTHER PROFESSIONALS.

HNM
 ARCHITECTURE



PROJECT NUMBER	18-030
ISSUE DATE	2019-05-14
SCALE	3/32"=1'-0"
TITLE	SOUTH & EAST ELEVATIONS

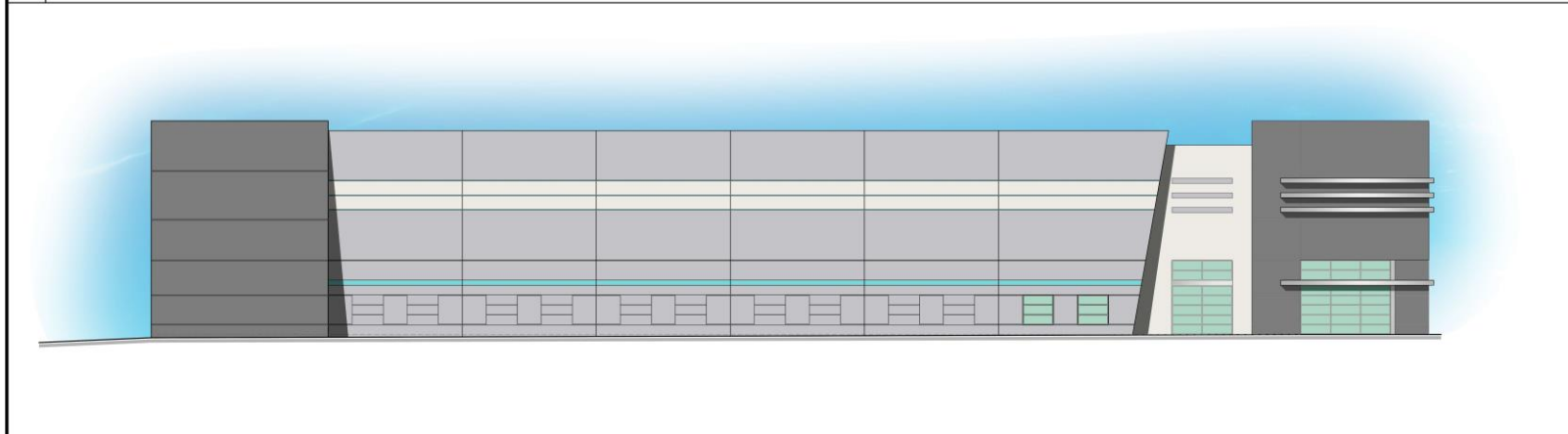
PLANNING NUMBER
A-4.0



Rendered Elevations



1 NORTH ELEVATION



2 WEST ELEVATION

Lyons Exchange Center
 SPECULATIVE INDUSTRIAL BUILDING
 6401 Lyons Road
 Coconut Creek, Florida

2019-05-14	DRG COMMENTS 5
2019-04-08	DRG - CLIENT REV. EAST LOOP DRIVE
2019-03-18	DRG COMMENTS 3 / LYONS RD ACCESS REV
2018-11-06	DRG COMMENTS / CLIENT REVISION 2
2018-08-01	DRG COMMENTS 1
2018-07-06	REV

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED AND UNLESS OTHERWISE NOTED TO THE CONTRARY SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



PROJECT NUMBER	18-030
ISSUED DATE	2019-05-14
SCALE	3/32"=1'-0"
TITLE	NORTH & WEST ELEVATIONS
PROJECT NUMBER	A-4.1



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)

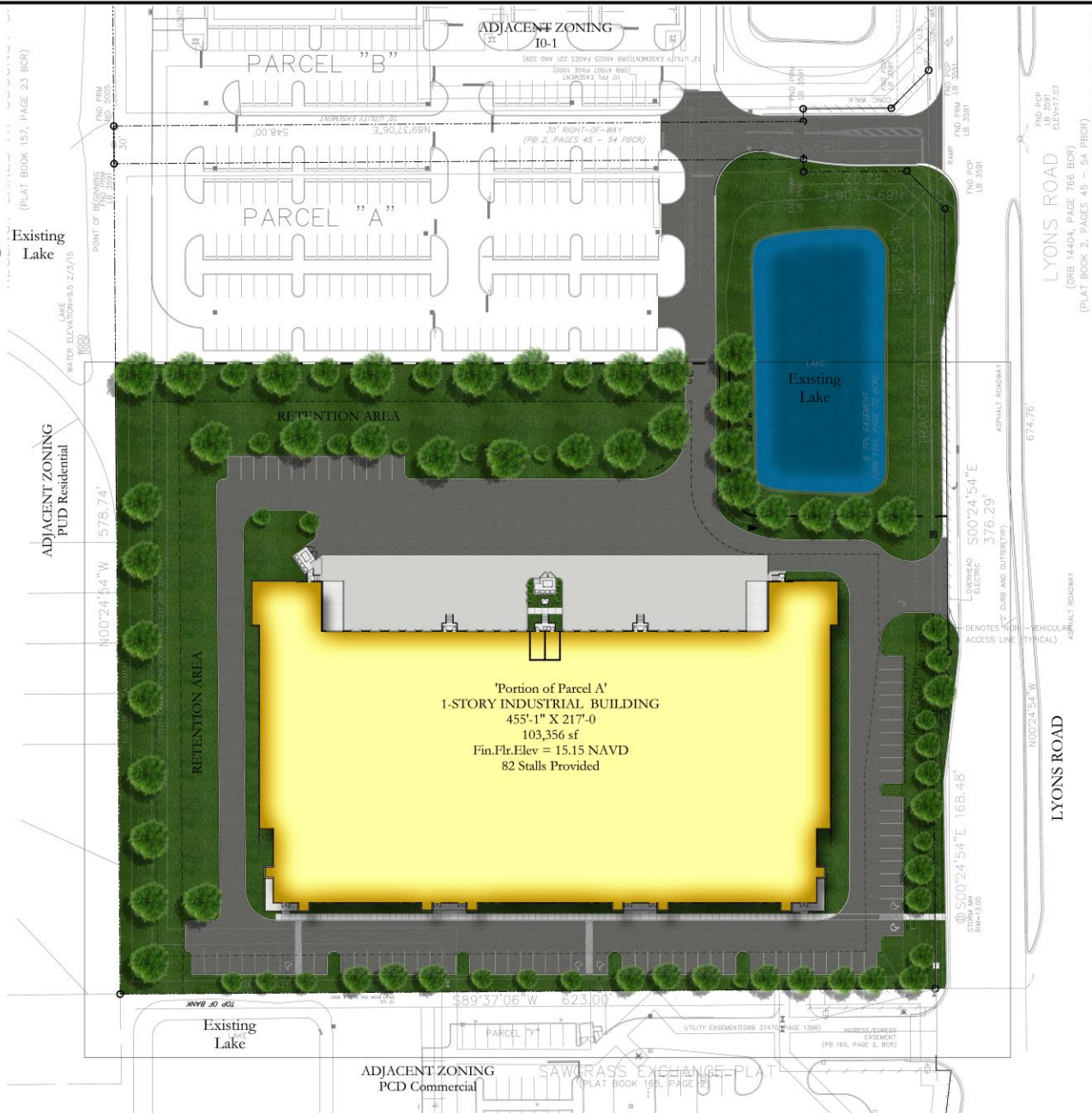
ALLOWABLE BUILDING AREA: UNLIMITED
 (per FBC 507.4 'Sprinklered, one-story buildings'): Fully Sprinklered Building,
 surrounded and adjoined by public ways or yards not less than 60 feet in width

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)

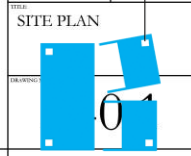


Lyons Exchange Center
 SPECULATIVE INDUSTRIAL BUILDING
 6401 Lyons Road
 Coconut Creek, Florida

- 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



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



Traffic/Circulation Plan

