

Features

1144 County Rd D

Building Construction

- **Slab:** 5" concrete slab reinforced with #4 rebar at 24" on center, each way, over a 6-mil poly vapor barrier and 2" foam insulation. Slab was power troweled smooth.
- **Foundation:** 8"x48" concrete foundation wall with #4 rebar at 24" O.C. each way, 8"x16" footing with (2) #5 rebar, and 2" vertical foam insulation on interior side of the foundation wall.
- **Wall System:** Full cavity wall with R-30 insulation, thermal tape at exterior girts, white Simple Saver fabric liner, 4" interior steel studs at 16" O.C., and 5/8" finished drywall.
- **Exterior Walls:** 26-gauge aluminum R-panel.
- **Framing:** Solid steel structural beams.
- **Ceiling:** Acoustical ceiling system.
- **Exterior Sheathing:** LP SmartSide over 1/2" exterior DensGlass panels.
- **Roof:** Trapezoidal standing seam Galvalume roof over full cavity R-41 Simple Saver insulation system with black fabric liner.
- **Interior Trim:** Minimum 2"x7" angle liner, gray primer on frames and secondary panels at both sidewalls.
- **Exterior Finishes:** 26-gauge R-panel, R-panel soffit, fascia trim, and gutter/downspout system.
- **Overhead Doors:** 10'x10' overhead doors.

Water & Sewer

- **Wastewater:** Private Onsite Wastewater Treatment System (POWTS), adequately sized to serve four separate 1,100 sq ft units per building.
- **Water Supply:** Private well system with pumps capable of servicing four 1,100 sq ft units per building.

Location

- **Visibility:** Highly visible location directly off a state highway running through the heart of the Town of Rome.
- **Nearby Amenities:** Adjacent to KwikTrip, near Sand Valley Golf Resort, Lake Arrowhead, and Lake Camelot.