

# INDUSTRIAL REAL ESTATE ULTIMATE CHECKLIST

## TOP CONSIDERATIONS FOR CHOOSING THE RIGHT SPACE FOR YOUR BUSINESS

Use this "insider checklist" when you are shopping for industrial real estate.

### ■ TYPICAL CONSIDERATIONS

#### Overall Building & Location

- Initial minimum size needed: \_\_\_\_\_ Future: \_\_\_\_\_  
Min. Office SF: \_\_\_\_\_ Min. Warehouse SF: \_\_\_\_\_ Min. Manufacturing SF: \_\_\_\_\_
- Geographic target: \_\_\_\_\_
- Specific Use/Zoning Requirement(s): \_\_\_\_\_
- Freeway proximity: \_\_\_\_\_
- Shipping/Trucking/Rail Line needs? Describe: \_\_\_\_\_
- Rail Y/N; Specific rail line? \_\_\_\_\_
- Parking
  - Overall spaces needed: \_\_\_\_\_
  - Truck parking? Y/N
- Outdoor Storage/Yard Space? Y/N - approx. acreage needed: \_\_\_\_\_

#### Warehouse/Manufacturing Space

- Clear height min. required \_\_\_\_\_ ft.
- Clear span min. required \_\_\_\_\_ ft.
- Dock doors: qty. \_\_\_\_\_; min. size: \_\_\_\_\_; covered? Y/N
  - Dock levelers: Y/N
- Drive-in doors: qty. \_\_\_\_\_ min. size: \_\_\_\_\_; drive-thru? Y/N
  - Overhead door operators: Y/N
- HVAC/Plumbing/Infrastructure
  - Separate heaters Y/N?
  - Overall heat Y/N?
  - Air conditioning Y/N?
  - Overhead venting Y/N?
  - Floor drains and flammable waste trap Y/N?
  - Compressed air lines Y/N?
  - Process piping Y/N?
- Electric
  - How much? Volts: \_\_\_\_\_ Amps: \_\_\_\_\_
- Indoor storage
  - Racking: how much? \_\_\_\_\_ how high? \_\_\_\_\_
  - Mezzanine? Y/N
  - Fire Sprinklers: Y/N



## Office Space

- Current number of employees: \_\_\_\_\_
- Projected number of employees: \_\_\_\_\_
- Reception/Waiting Area
  - What level of finish? Grade A, B, or C
- Private Offices: qty. \_\_\_\_\_
- Shared Office Space: Approx. SF: \_\_\_\_\_
- Workroom: Y/N
- Breakroom/Kitchen: Approx. SF: \_\_\_\_\_; Finishes: \_\_\_\_\_
- Conference Room: Y/N
- Restroom(s)
  - Min. qty.: \_\_\_\_\_
  - Showers/locker room: Y/N

## ■ SPECIAL CONSIDERATIONS

- Clean Room? Y/N; where? \_\_\_\_\_ how much? \_\_\_\_\_
- Food Grade? Y/N; where? \_\_\_\_\_ how much? \_\_\_\_\_
- Silos? Y/N; qty. \_\_\_\_\_
- Lighting considerations: \_\_\_\_\_
- Refrigeration? Y/N; how much: \_\_\_\_\_ SF

Once you have completed this list, talk to our team to determine your next best steps. To buy existing or to build new is determined by a variety of additional factors. Let our team help walk you through the best possible solution for you and your business.

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