

TOP 10 TIPS TO CONSIDER

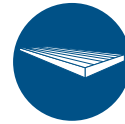
When taking ownership of an Industrial Building

Through the years, Mowery has built and turned over 25 million square feet of industrial projects. These projects have been built with many different teams, designs, materials but largely with clients and tenants who are thrilled with their experience and the results. We have compiled a list of the ten items which we feel are critical to make sure your building stays running as good as new for as long as possible.



Do not put chemicals on concrete

No chemicals/de-icers should be applied in the first 12 months of concrete's cure cycle. Rapid deterioration and surface failures can occur. Instead use cat litter, sand or manual snow/ice removal.



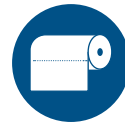
Keep up with roof maintenance

Make sure roof drains, gutters and drainage systems are checked and kept clear. When accessing the roof install slip sheets or extra roof material to protect where foot traffic or materials will be set and heavy loading occurs.



Dock equipment maintenance

Exercise dock equipment at least monthly and lubricate per the manufacturer's recommendations.



Do not use paper towels (if possible)

Paper towels get flushed down the toilets, if they must be used, make trashcans available and signs to direct them to trashcans.



Install a dedicated scrubber dump

Keeping warehouse floors clean is a full time job and dumping into storm drains is illegal.



Roof top unit maintenance

Use proper filters and change them based on the recommended durations to ensure maximum efficiency and air quality.



Proper ventilation is key (occupied or not)

Make sure to run air handling units regularly. This will allow the new building materials to fully cure and set up.



Caulking usage

Make sure to use the proper caulking material for the job, (paintable vs. non paintable and expandable vs. shrink resistant).



Window facts

Do not attach/fasten to the aluminum frames (blinds, screens or other materials). Do not paint the glass. Make sure to inspect regularly for breaks, sealant and to ensure they are working properly



Paint upkeep

Be aware of paint life expectancy, usually 5 years, but may be shorter due to heavier wear or more vibrant/dark colors.

FEATURE PROJECTS

Mowery has done over 50 Industrial projects all over the state of Pennsylvania and is currently working on one in Martinsburg, West Virginia



Dermodity Properties: Logisticcenter 33
Forks Township, PA | 476,928 s.f.



**Prologis Development Corporation:
Georgia Pacific Distribution Center**
Shippensburg, PA | 1,495,720 s.f.



**Trammell Crow Company:
Mountain Creek Distribution
Center** Carlisle, PA | 700,000 s.f.



**Western Steamboat DC, LLC:
L'Oreal Salon Centric Building
Expansion** York, PA | 160,000 s.f.

Our Industrial Project Locations and Quantities:

1. Bethel, PA (1)
2. Carlisle, PA (23)
3. Easton, PA (2)
4. Forks Township, PA (1)
5. Fredericksburg, PA (2)
6. Jonestown, PA (1)
7. Lancaster, PA (1)
8. Macungie, PA (5)
9. Mechanicsburg, PA (8)
10. Middletown, PA (2)
11. New Kingstown, PA (1)
12. Newville, PA (1)
13. Pottsville, PA (1)
14. Shippensburg, PA (2)
15. Susquehanna Township, PA (1)
16. York, PA (1)
17. Martinsburg, WV (1)

