

## FLYING MOUSE BREWERY: BUILDING & SITE INFORMATION

### SITE:

- Five parcels totaling 14.645 acres
  - TM#101-103B 3.511 acres
  - TM#101-103C 1.427 acres
  - TM#101-106 1.475 acres
  - TM#101-111 1.815 acres
  - TM#101-111A 6.417 acres
- Two wells -- good quality water separately piped into Office and Brewery, with valves for switching water service if necessary
- Septic system for Office
- Separate Effluent system for brewery operations
  - Three septic tanks: 1@3,000 Gal, 2@2,000 Gal
  - Partially installed "Constructed Wetlands" effluent system, including two additional septic tanks, 8 wetlands modules and drip irrigation system.
- Electrical: 120 / 240V Two-Wire "High Leg Delta" service with underground conduits from existing power pole to building, for expansion to 800-amp service.
- Two transformers in building to provide partial electrical capacity at 208V / 3 Phase.
- Large Quonset Hut structure on Parcel 103B

### BUILDING:

- 17,774 Total SF (2,880 Office, 14,894 Bays)
- 10-Ton Bridge Crane (operational)
- Ceiling Heights: Hi-Bay ~26 ft, Side Bay ~22 ft, Low Bays ~15 ft
- Water Filter and Softener
- Tankless High-Efficiency domestic water heater
- Stained Concrete Floors (Partial)
- Full-Glass Motorized Garage Door
- 3 Walk-In Coolers: 2@200 SF, 1@150SF