iModular.com
(800) 806-7485

Matt Banes
Direct: (714) 442-2757 ext. 502
Matt@imodular.com



FOR SALE

56'x120' Modular Office Complex

~6,720 SF - Built 2017 - Business (B) occupancy - Labeled for NC, SC, AL & GA



Actual unit

BUILDING DETAILS

Building Size	56'x120' (approx.), multi-section, single story
Square Footage	~6,720 SF
Year Built	2017 (Manufacturer)
Original Manufacturer / Dealer	Diamond Builders, Inc. (Douglas, GA) / Satellite Shelters
Construction	Commercial modular, Type V-B, 1 story, third-party QA (Expert Modular Consultants)
Occupancy	Business (B)
State Labels	North Carolina, South Carolina, Alabama, Georgia
HVAC	Wall-mount packaged units on each section (WA36A-10 per data plate)
Fuel	All-electric
Current Location	Monroe County, TN (East Tennessee) - installed and assembled
Price	**Call for Pricing** - (800) 806-7485

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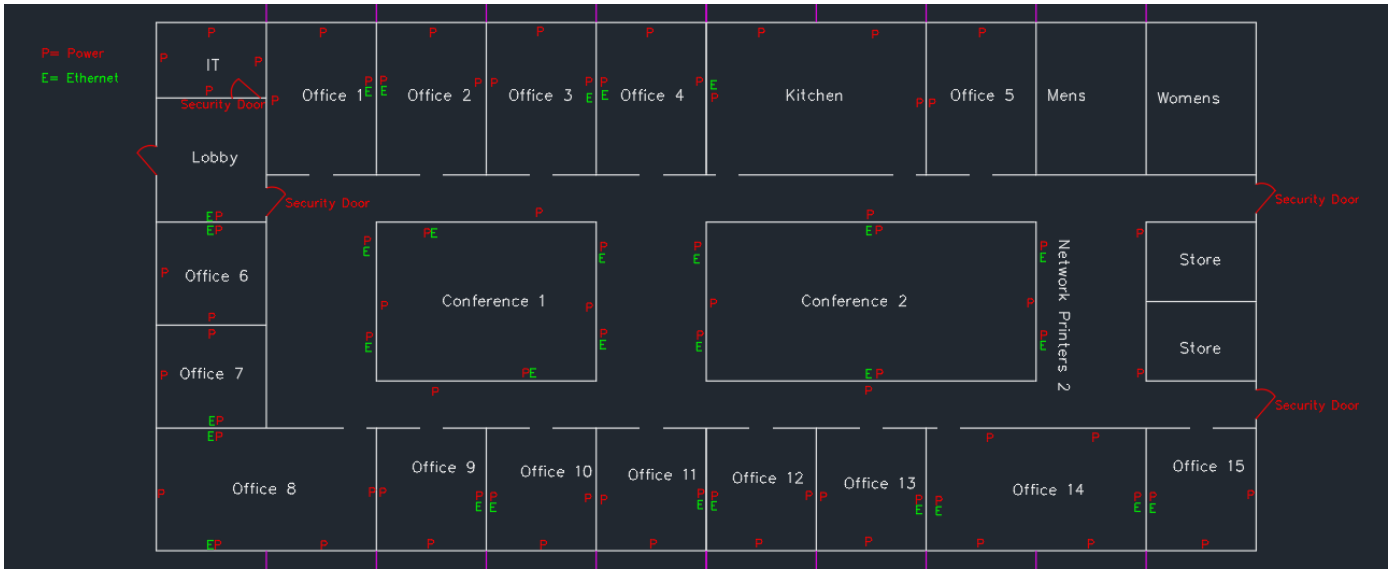
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LAYOUT & FEATURES

- **15 private offices** (~127 to ~303 SF), most with windows; keyed doors on every office
- **2 conference rooms**: ~392 SF and ~589 SF
- **Lobby / reception**, **IT room** (~93 SF, keypad lock) and **kitchen / break room** (~376 SF)
- **Men's restroom** (~188 SF): 2 stalls, 2 urinals, 3 sinks. **Women's restroom** (~188 SF): 4 stalls, 3 sinks
- **2 storage rooms** (~100 SF each) and 3 crossover hallways
- Power and Ethernet data drops throughout (see floor plan); keypad locks on rear doors
- Finished interiors: carpet in offices and halls, tile restrooms, lay-in ceilings with overhead lighting
- Exterior: wood-look siding with trim, white metal skirting

FLOOR PLAN



Approximate layout showing power (P) and Ethernet (E) locations. Sizes and placements to be verified by buyer.

DESIGN CONDITIONS (from manufacturer data plate)

Wind Speed	170 mph Vult / 130 mph Vasd, Exposure C
Seismic Design Category	C
Loads	Floor live 50 psf - Roof live 20 psf - Ground snow 25 psf
Fire-Rated Exterior Walls	0 hr
Energy (U-values)	Floor .034 - Walls .067 - Roof .027

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PHOTOS



Front exterior



Entry deck (available separately)



Side elevation



Aerial view



Lobby



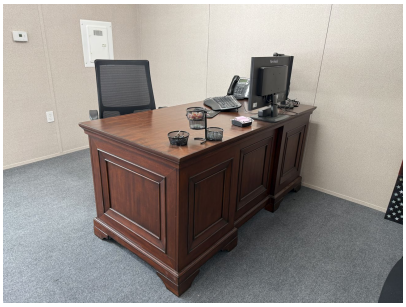
Conference room 2 (~589 SF)



Conference room 1 (~392 SF)



Kitchen / break room



Private office



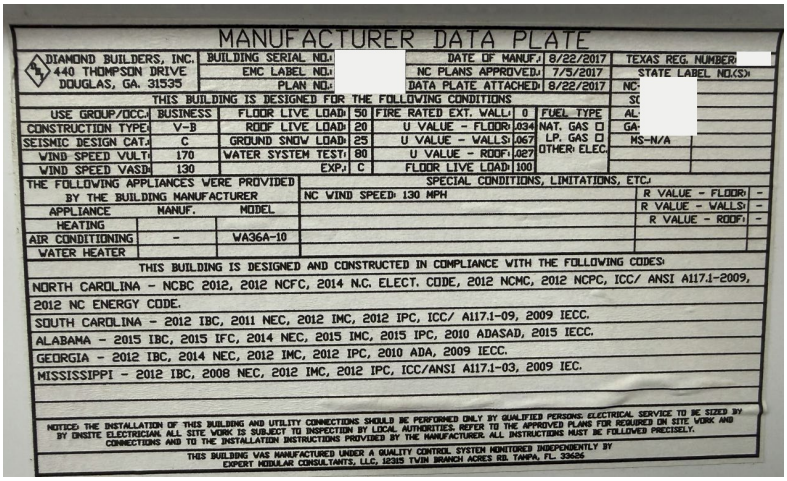
Women's restroom

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STATE CERTIFICATION LABELS

Each section carries North Carolina, South Carolina, Alabama and Georgia labels plus an Expert Modular Consultants (EMC) certification label. The manufacturer data plate lists the codes the building was designed and built to. Label and serial numbers are withheld here and provided to qualified buyers.



MANUFACTURER DATA PLATE

DIAMOND BUILDERS, INC.
440 THOMPSON DRIVE
DOUGLAS, GA. 31535

BUILDING SERIAL NO.:
EMC LABEL NO.:
PLAN NO.:

DATE OF MANUF.: 8/22/2017
NC PLANS APPROVED: 7/5/2017
DATA PLATE ATTACHED: 8/22/2017

TEXAS REG. NUMBER:
STATE LABEL NO.(S):

THIS BUILDING IS DESIGNED FOR THE FOLLOWING CONDITIONS

USE GROUP/OCC.:	BUSINESS	FLOOR LIVE LOAD:	50	FIRE RATED EXT. WALL:	0	FUEL TYPE	
CONSTRUCTION TYPE:	V-B	ROOF LIVE LOAD:	20	U VALUE - FLOOR:	.034	NAT. GAS ☐	
SEISMIC DESIGN CAT.:	C	GROUND SNOW LOAD:	25	U VALUE - WALLS:	.067	LP. GAS ☐	
WIND SPEED VULT:	170	WATER SYSTEM TEST:	80	U VALUE - ROOF:	.027	OTHER: ELEC.	
WIND SPEED VASD:	130	EXP.:	C	FLOOR LIVE LOAD:	100		

THE FOLLOWING APPLIANCES WERE PROVIDED BY THE BUILDING MANUFACTURER

APPLIANCE	MANUF.	MODEL
HEATING		
AIR CONDITIONING	-	WA36A-10
WATER HEATER		

SPECIAL CONDITIONS, LIMITATIONS, ETC.:
NC WIND SPEED: 130 MPH

R VALUE - FLOOR: -
R VALUE - WALLS: -
R VALUE - ROOF: -

THIS BUILDING IS DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE FOLLOWING CODES:

NORTH CAROLINA - NCBC 2012, 2012 NCFC, 2014 N.C. ELECT. CODE, 2012 NCMC, 2012 NCPC, ICC/ ANSI A117.1-2009, 2012 NC ENERGY CODE.
SOUTH CAROLINA - 2012 IBC, 2011 NEC, 2012 IMC, 2012 IPC, ICC/ A117.1-09, 2009 IECC.
ALABAMA - 2015 IBC, 2015 IFC, 2014 NEC, 2015 IMC, 2015 IPC, 2010 ADASAD, 2015 IECC.
GEORGIA - 2012 IBC, 2014 NEC, 2012 IMC, 2012 IPC, 2010 ADA, 2009 IECC.
MISSISSIPPI - 2012 IBC, 2008 NEC, 2012 IMC, 2012 IPC, ICC/ANSI A117.1-03, 2009 IEC.

NOTICE: THE INSTALLATION OF THIS BUILDING AND UTILITY CONNECTIONS SHOULD BE PERFORMED ONLY BY QUALIFIED PERSONS. ELECTRICAL SERVICE TO BE SIZED BY ON SITE ELECTRICIAN. ALL SITE WORK IS SUBJECT TO INSPECTION BY LOCAL AUTHORITIES. REFER TO THE APPROVED PLANS FOR REQUIRED ON SITE WORK AND CONNECTIONS AND TO THE INSTALLATION INSTRUCTIONS PROVIDED BY THE MANUFACTURER. ALL INSTRUCTIONS MUST BE FOLLOWED PRECISELY.

THIS BUILDING WAS MANUFACTURED UNDER A QUALITY CONTROL SYSTEM MONITORED INDEPENDENTLY BY EXPERT MODULAR CONSULTANTS, LLC, 12315 TWIN BRANCH ACRES RD. TAMPA, FL. 33626

Manufacturer data plate



Typical section labels (NC, SC, GA, AL, EMC)

State	Label	Codes on data plate
North Carolina	Yes	NCBC 2012, 2012 NCFC, 2014 NC Elec., 2012 NCMC, 2012 NCPC, ICC/ANSI A117.1-2009, 2012 NC Energy
South Carolina	Yes	2012 IBC, 2011 NEC, 2012 IMC, 2012 IPC, ICC/A117.1-09, 2009 IECC
Alabama	Yes	2015 IBC, 2015 IFC, 2014 NEC, 2015 IMC, 2015 IPC, 2010 ADASAD, 2015 IECC
Georgia	Yes	2012 IBC, 2014 NEC, 2012 IMC, 2012 IPC, 2010 ADA, 2009 IECC

WHAT'S INCLUDED & TERMS

- Sold as-is, where-is. Building is currently installed and assembled, so it can be seen in place.
- Sold unfurnished; the large conference table can convey.
- Entry decks/stairs and the electrical supply panels and wiring are available for an additional price.
- The badged-entry door system will be removed before sale.
- Some cover plates and junction boxes remain from earlier renovations. All dimensions and outlet locations are approximate.
- Buyer handles knock-down, transport and re-installation. iModular can coordinate teardown, transport and set-up, and guide permitting at the new site. Sites outside NC, SC, AL and GA should confirm that state's modular approval path.
- Flexible deal structure: outright purchase for relocation or dealer/wholesale acquisition.

Call for pricing: (800) 806-7485 | Matt Banes, Matt@imodular.com