Proposal for 3406 Culberhouse

The following pages outlines conversion of existing structure to be used as climate controlled, divided storage consisting of 88 units of varying sizes (5x10, 10x10,10x20,10x30) and an office space 10x20 in size. Upon completion of conversion the structure will offer a modern, conforming elevation which better suits its' surroundings/location. This business will generate minimal traffic and require minimal signage. Please call with any questions regarding this proposal. Thank you.

Michael Goad

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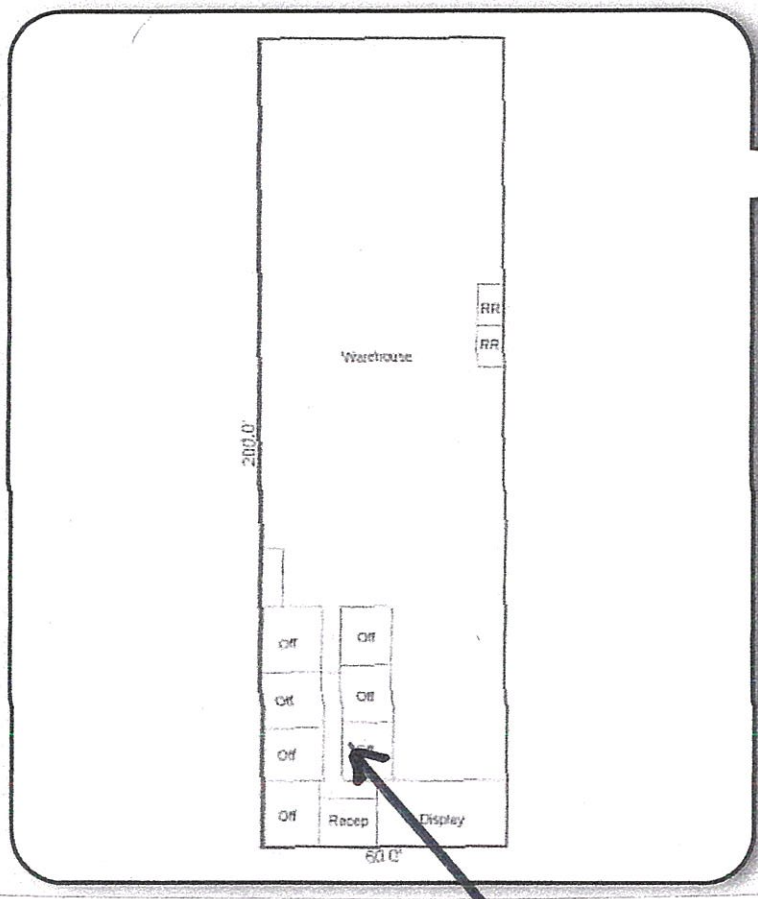
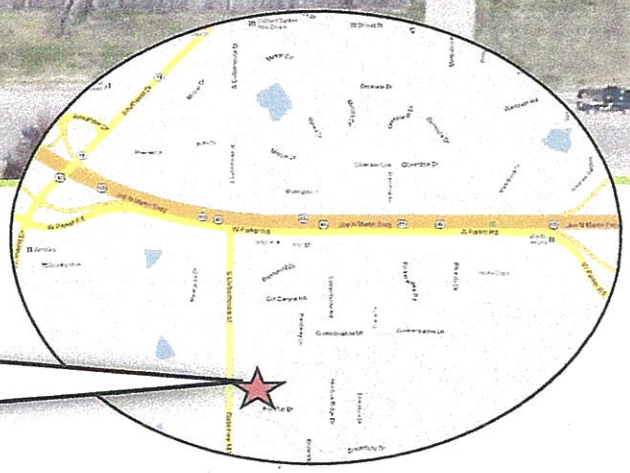
Former Food Bank of NE Arkansas

3406 Culberhouse, Jonesboro, AR



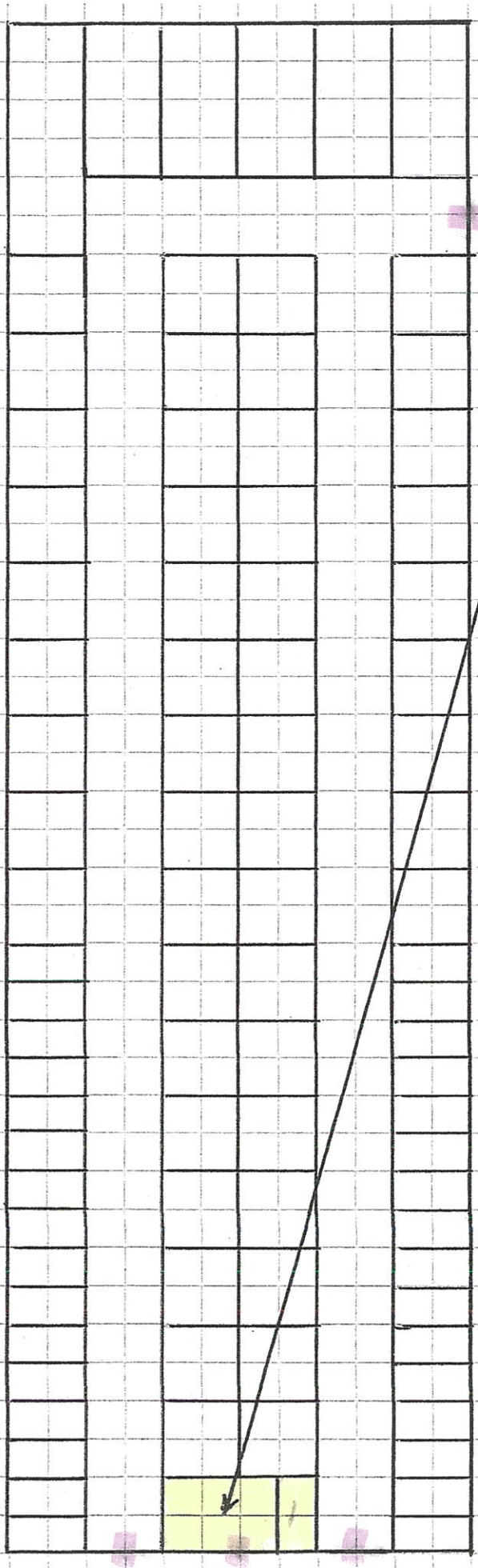


PROPERTY HIGHLIGHTS

Building SF	12,000 SF
Lot Size	0.79 AC 34,412 SF
Building Dimensions	60' x 120'

- Existing interior to be removed.

Joe N Martin Expy
W Parker Rd
Pinecrest Dr
Cloverdale Dr
Morningview Dr
Brentwood Dr
Old Canyon Rd
Canyon View Rd
Prairie Dr
Rhonda Dr
Greenmeadow Ln
Hunters Ridge Dr
Fox Run Dr
Scallorhouse St
ST. BERNARDS HEALTHCARE
COUNTRY MART
SONIC
3406 S. CULBERHOUSE
Subject Property



- Interior layout of divided storage.

- NOTATES 48" ENTRY/EXIT doors.

- OFFICE/RESTROOM AREA

- EACH UNIT WITH 4' OVERHEAD DOOR.

⊢ = 5 FEET

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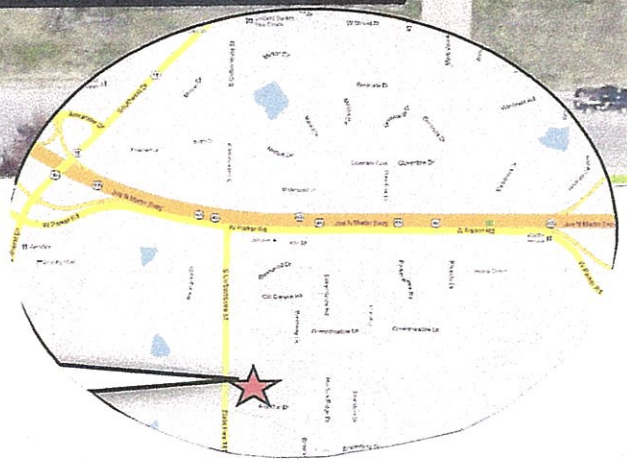

- Existing fence to be replaced with 6' cedar/cypress fence.

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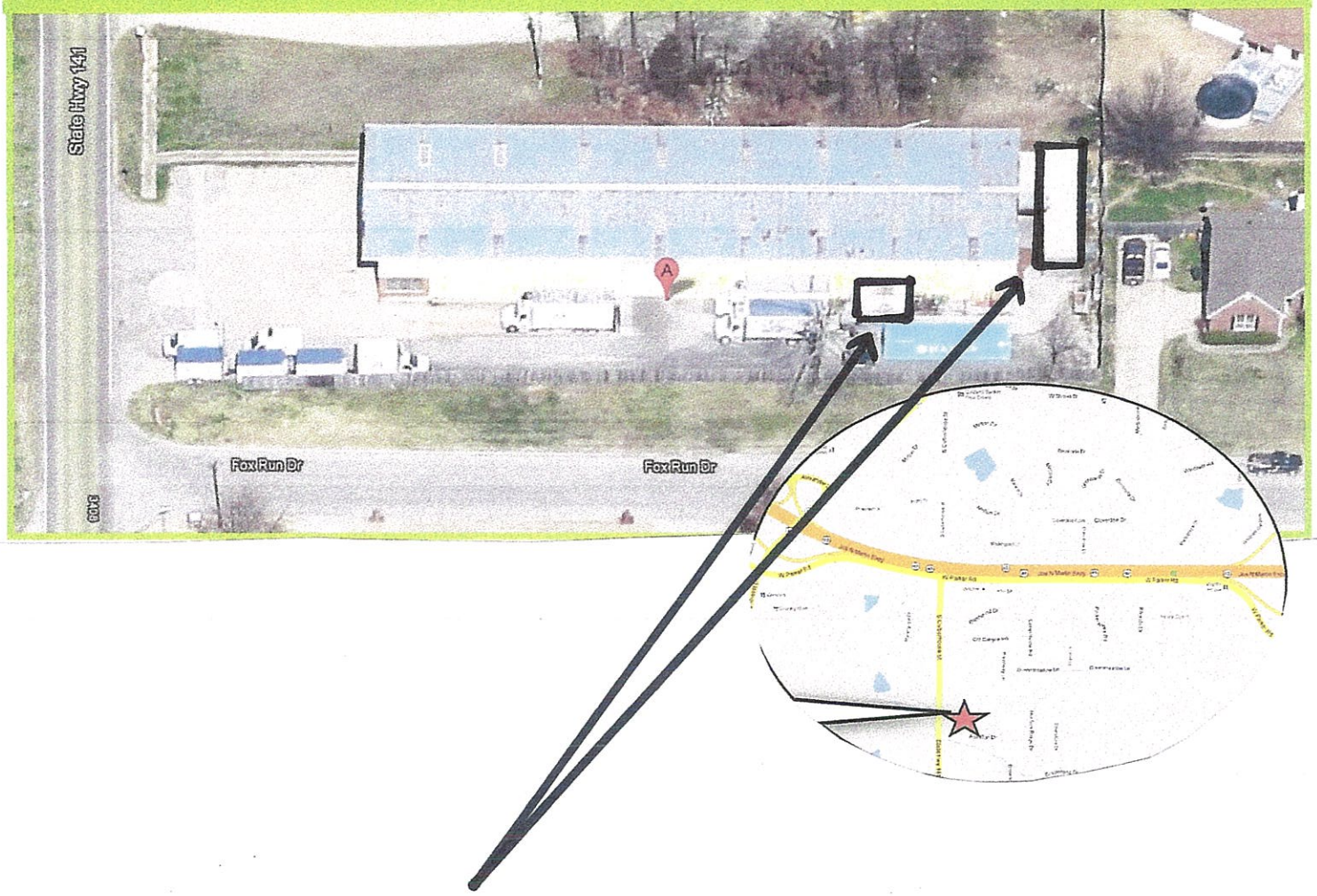

-Existing outdoor walk-in freezers to be removed from property.

Additional Renovations include:

-Front elevation of building will be covered with brick veneer to provide modern, more conforming asthetics.

-Remainder of building will be repainted in tan/earthtone color.

-Canvas canopy (black in color) will be added above office door entrance with business name. This will eliminate need for signage at street. (see attachment for canopy design)

-Dropped tile ceiling to be installed throughout structure.

-HVAC system installed to provide climate controlled interior throughout structure.

- Paoposed canopy design