



Must-Have Building Features for Industrial Tenants



SANTA CLARITA VALLEY
ECONOMIC DEVELOPMENT CORPORATION

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If you are thinking of relocating your company to escape the restrictions of the current place, bigger space is not the only thing on your list of requirements. Most likely, some of the following building features will end up on your check list as well:

Higher Clear Heights

Optimizing cubage is driving clear heights up across the board for industrial buildings. About 15 years ago, the standard clear height for class A industrial buildings was 24 feet clear. However, a 28 to 32-foot clear height is increasingly the new normal. For the really large distribution users, 36 feet clear is common.

Wider Clear Span

The wide clear span building has multiple advantages for the user as the floor space is unencumbered by roof support posts. The obvious advantage is for the open space to be exploited for multiple uses on the same premises with no obstruction.

Energy-efficient Lights

Electric lighting is responsible for over one quarter of the energy used in commercial buildings in the USA, and many commercial buildings are still equipped with T12 light bulbs. The smaller the lamps the more energy efficient they are. T8 bulbs use about 35% less electricity to produce the same amount of light as a T12. T5 bulbs use about 45% less energy than T12s.

ESFR Sprinkler Systems

While in-rack conventional sprinklers can only control fires that have already started, Early Suppression, Fast Response (ESFR) Sprinkler Systems can actually suppress them.

More Parking

Industrial tenants want more parking to reduce the time their employees spend looking for a coveted parking space, to accommodate out-of-town visitors, and to allow for business expansion when more employees need to be hired.

Docking

The economics of modern commercial warehouses dictate that goods are processed in minimal turnaround time. Some common features in warehouse designs are higher bays, sophisticated materials-handling equipment, broadband connectivity access, and more distribution networks. Warehouse spaces must also be flexible to accommodate future operations and storage needs as well as mission changes.

Protected Zoning

Companies benefit from being located in a master-planned community where zoning codes are clearly established and effectively enforced. By establishing different zoning clarifications, a community can ensure harmonious co-existence of residential, retail and industrial segments. By providing certainty to various types of businesses, zoning encourages economic growth and reduces investor risk.

Flexible Configuration

While the traditional factory operates as one complete facility, modern manufacturing requires a more flexible production module. Modern industrial space increasingly enables modularization, which allows a number of different manufacturing processes and combinations to take place simultaneously in the facility.

Foreign Trade Zone (FTZ)

Tenants no longer want their buildings to be in a FTZ, they want their buildings to be a FTZ. Fortunately, brokers noted, a building can be designated a FTZ in as little as four to five months.

Super Flat Floors

These enable floor structures to withstand intensive machinery movement, such as forklifts that are almost constantly in motion, and allow for the proper stacking of shelves.

Today, the Santa Clarita Valley boasts nearly 30M SF of industrial and commercial facilities. Looking ahead, approximately 8M SF of future land development is approved, including 2M SF either in land development or with building under construction. Most of the above-mentioned features are embedded in the design and construction of the new developments.

Find out more by contacting the Santa Clarita Valley Economic Development Corporation at scvedc@scvedc.org or 661.288.4400.