

# BUILDING SPECIFICATIONS

21-01 51<sup>st</sup> AVENUE, Long Island City

The **CARDINAL** Building  
21-01 51ST AVENUE | LONG ISLAND CITY



## Ceiling Heights

**Loading Dock:** 16'  
**Ground Floor:** 13' 5"  
**2nd Floor:** 12'  
**3rd Floor:** 13'

## Construction

**Structure:** Steel structure with brick facade  
**Floor load:** 100 lbs/ sq foot  
**Column spacing:** 17' east to west and 20' north to south  
**Windows:** Aluminum Factory Style Windows with laminated insulated glass.

## HVAC

The entire building is heated and cooled through heat recovery air cooled split systems with multiple ducted air handling units connected to one roof mounted condensing unit (total of six systems). All indoor systems installed provide temporarily 50-60% capacity, with additional capacity to be installed when tenants will be moving in.

**Ground Floor:** **A** 20 ton outdoor condensing unit with (2)4 ton and (1)4.5 ton indoor air handling units

**B** 24 ton outdoor condensing unit with (2)3 ton and (2)4 ton indoor air handling units

**2nd Floor:** **A** 20 ton outdoor condensing unit with (1)3 ton, (1)4ton and (1)4.5 ton indoor air handling units

**B** 20 ton outdoor condensing unit with (2)4 ton and (1)3 ton indoor air handling units

**3rd Floor:** **A** 28 ton outdoor condensing unit with (3)4.5 ton indoor air handling units

**B** 28 ton outdoor condensing unit with (3)4.5 ton indoor air handling units

**Elevators:** 1 overhead geared traction passenger elevator serving floors 1-3 and roof with simplex automatic VVVF drive controller

**Life Safety:** Fully sprinklered, temporal class III fire alarm system

There are two additional systems, one for the Entrance Lobby and one for the Elevator Machine Room.