



Space Profile for

Unit: #21

Area: 4000 sq ft

Address

*2365 Mountain View Dr.*

*West Mifflin, PA 15122*



*4300 West Cypress St., Suite 160*

*Tampa, FL, 33607*



RED MOUNTAIN GROUP

1234 East 17th Street  
 Sta. Ana, CA 92701

**Unit # 21  
 Ground Floor  
 +/- 4,000 SF**

Square footage shown was measured on-site and adheres to BOMA Standards

**Width  
 +/- 40'**

**Depth  
 +/- 100'**

Revisions

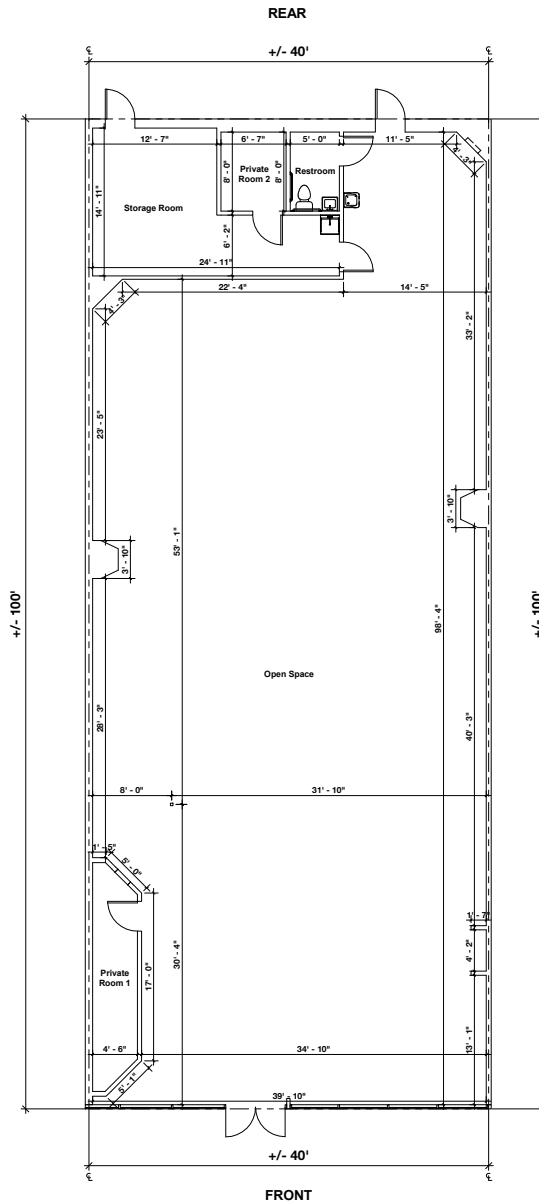
Floor Plan  
 Prepared 01/08/2025  
 Unit # 21

Plans Produced by:  
**ID PLANS**

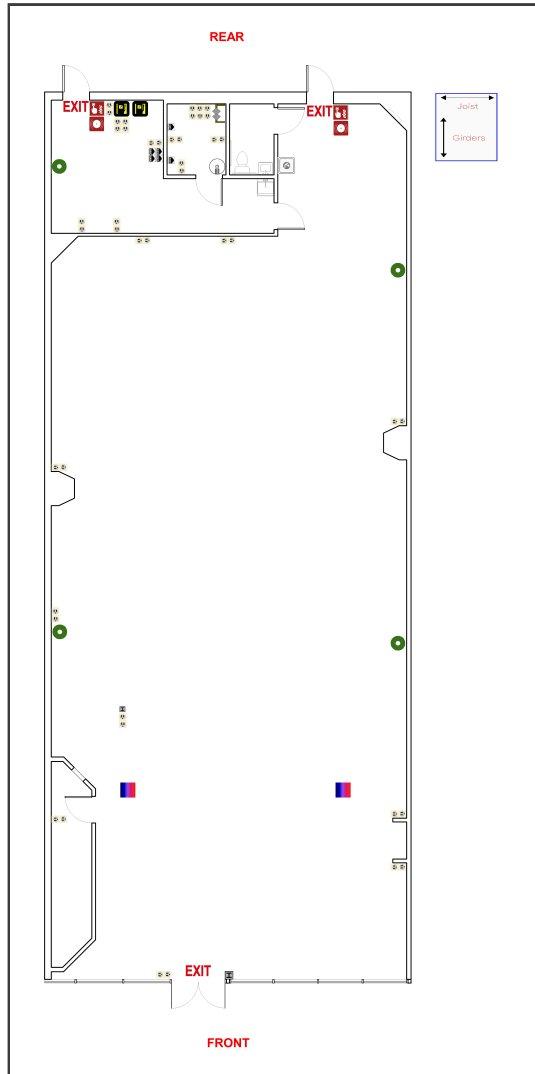
4300 West Cypress Street,  
 Suite 160, Tampa, Florida 33607  
 Phone: (866) 657-2545  
 idplans.com



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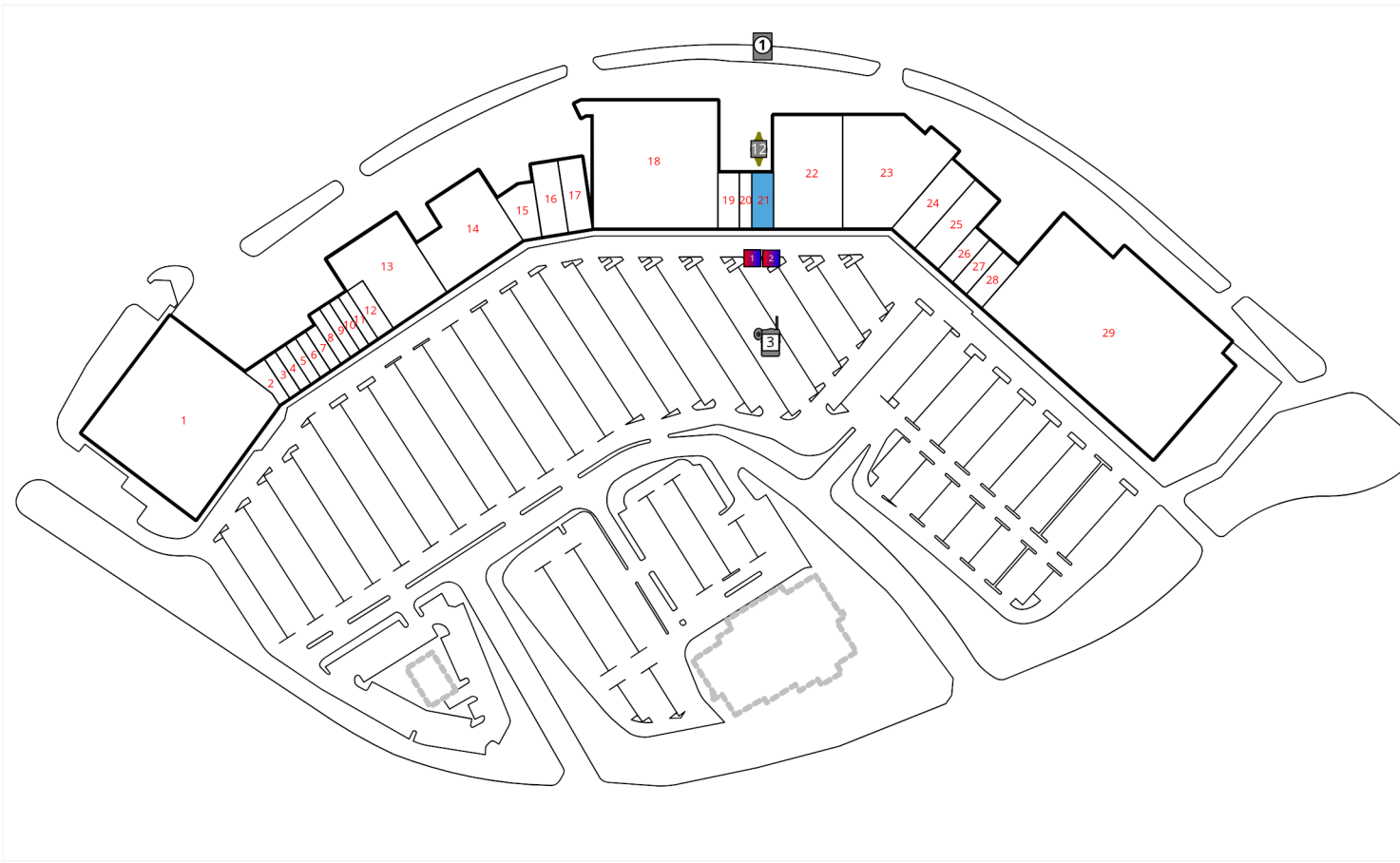


**A1 MAIN FLOOR**



## Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent





### Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	4000 SQFT	100' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 11"	0' 9"	

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
		3820.58 SQFT		39.6 SQFT	4000 SQFT	3860.18 SQFT



Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist	Height From Floor To Bottom Of Girder
	Front: 9' 10" Back: 9' 11"	Front: 15' 0" Back: 14' 11"	Front: 12' 5" Back: 12' 4"	

Ceiling Information Cont.	Clear Ceiling Height
	7' 10"



## Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	INACCESSIBLE	INACCESSIBLE	INACCESSIBLE			
	2	INACCESSIBLE	INACCESSIBLE	INACCESSIBLE			

Not Present	Assets Not Present
	Air Handler



## Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	200	Rear Exterior	Not Listed	Siemens	Handle	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	82310107	Rear Exterior		

Not Present	Assets Not Present
	Step-Down Transformer



Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	200	120/208	I-T-E Indoor Load Center	Not Listed	Siemens	Rear Wall		
	2	150	120/240	Indoor Load Center	Not Listed	Siemens	Rear Wall		

*\*IDPlans does not provide an Ampacity Report\**



## Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	1	Office	3/4"	

Water Fountains	Number of Water Fountains	Location	Notes
	1	Restroom	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Water Line (in)	Location	Notes
	1		Bradford White	MI6U6SS13	TC5164041	6	Tank	3/8"	Ceiling



Water  
Meter

Reference	Meter #	Location	Meter Size	Meter Type	Notes
12	69010870	Meter Vault	5/8 inch	Tenant	Meter is inaccessible. The meter number and size provided by utility company.



## Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container



## Fire

<b>Not Present</b>	Assets Not Present
	Fire Extinguisher
	Fire Alarm Control Panel

<b>Sprinkler Heads</b>	Sprinkler Type	Sprinkler Heads Present	Sprinklers Located in Space	Riser Located in Space	Additional Information
			39	No	No



# Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	3	24193062	Rear Exterior	1 inch	The utility company will not confirm the name on the account.



Room

Restroom	Unit	Description
	Restroom 1	