

THE INDUSTRIAL BROKER
FUNCTIONAL RATING SHEET

Property: _____ **Date:** _____

Total SF: _____ **Use Case Evaluated:** _____

Rate each factor 1 to 5 relative to modern standard for this building's likely use case. 1 = severely deficient. 3 = market-standard. 5 = exceeds modern standard.

1. Clear Height 1 2 3 4 5

Measured to joist. Compare vs. modern standard for size class.

2. Loading Configuration 1 2 3 4 5

Dock-per-10k SF ratio, drive-in count, court depth, trailer staging.

3. Column Spacing 1 2 3 4 5

Bay size. Modern racking efficiency.

4. Power 1 2 3 4 5

Amperage, voltage, phase. Three-phase capable? Upgrade capacity?

5. Slab 1 2 3 4 5

Thickness, condition, load rating, levelness.

6. Sprinklers 1 2 3 4 5

ESFR vs. wet/dry. Head density. Last inspection.

7. Office Finish 1 2 3 4 5

Percentage and quality relative to likely tenant need.

8. Site Coverage 1 2 3 4 5

Trailer parking. Employee parking. Expansion land.

9. Access 1 2 3 4 5

Highway. Labor pool. Last-mile delivery routes.

10. HVAC/Climate 1 2 3 4 5

Warehouse heating. Cooling where required. Office HVAC.

11. Lighting 1 2 3 4 5

LED conversion. Illumination levels. Dock and yard lighting.

12. Roof Condition/Age 1 2 3 4 5

Capital item with operational implications. Years remaining.

TOTAL SCORE (of 60): _____

45-60 Institutional-grade modern product. 35-44 Competitive working product. 25-34 Repositioning candidate. Below 25 Significant obsolescence.

REPOSITIONING NOTES
