

Dock House Fends Off Costly Energy Loss; Pit-Style Levelers Lack Thermal Benefits



Each Dock House

saves you **\$2,500** (or more*)
per year

in energy costs.

*Savings are often more depending on the facility's air control systems.

Pit-style loading dock levelers have been a fixture at U.S. loading docks for decades. However, these levelers are becoming liability at the loading dock, especially when it comes to a facility's energy bills.

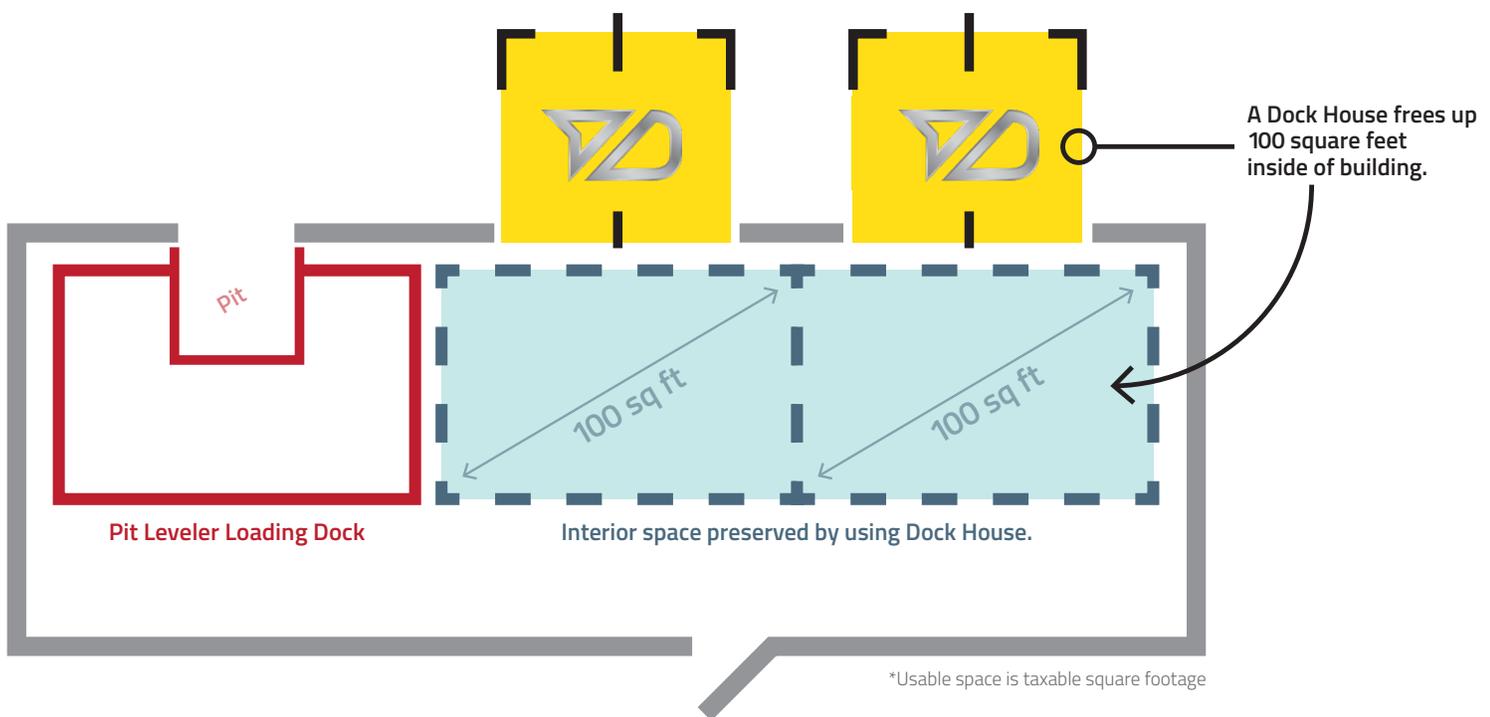
When a building uses a pit-style loading dock leveler, it is vulnerable to enormous amounts of energy being lost at the loading dock. These levelers are made of ¼" steel and lack R-value, or thermal benefits, so they lack the ability to trap heat or cool air and it escapes to the outside of a building. Dockzilla's Dock House solves this issue by delivering a much better insulating factor than a pit style dock leveler alone. The Dock House is a modular, steel structure that integrates a loading dock leveler, vehicle restraint, and an environmentally-sealed interior door installed from ceiling to concrete floor to fend off energy loss.

The modular concept of the Dock House creates a vestibule, similar to the air entrapment systems used at the front entrance of a building.

This modularity is proven to help facilities save \$2,500 or more on cooling or heating costs per month, per Dock House installed. Depending on the type of building and its interior heating/cooling system, the savings could be substantially greater. Conversely, these year-round energy efficiencies are similar for companies using Dock House in the cold weather or hot weather climates.

Key Benefit: A building with 5 Dock House loading docks installed can save at least \$12,500 per year in heating/cooling energy savings, not to mention the value of thermal benefits for frozen food or pharmaceutical distribution.

Every Dock House Saves 100 square feet of Inside Floor Space



When a facility attaches Dock House modular loading docks to its exterior, the inside of the building is much cleaner and a significant amount of floor space is preserved. In fact, each Dock House loading dock installed outside a facility will preserve 100 sq. ft. of internal floor space.

This means that internal operations are much more efficient, because forklifts will continue to have the usable space to operate right up to the loading dock doors, and cross-traffic won't encounter as many interferences as with pit levelers that take up

significant space inside a building. Dock House vs. pit leveler installation also translates to less taxable real estate the company is paying for that remains unused.

In addition, when a Dock House is built into the specs for new construction, it can save thousands when the square footage is removed from the building's architectural footprint.

Key Benefit: A building with 10 Dock House loading docks can preserve 1,000 sq. ft. of interior, usable floor space.

Dock House Installs 5X Faster Than Pit Leveler Construction



Attached to facility exterior; usable in 2 to 3 days

Interior work renders dock unusable for weeks

When new loading docks are needed at a facility, there's a substantial checklist to consider – hiring a contractor, concrete dust contamination, interruption to operations, downtime, etc. However, a side-by-side comparison of loading dock installation reveals that businesses can be up and running 5X faster with the Dockzilla Dock House than with pit-style loading dock leveler construction.

Pit leveler loading dock installation takes place inside a facility, requiring construction crews to interrupt business operations as they carve out floor space inside the facility, and then again, when they return after the concrete cures to install the leveler unit.

While Dock House requires no concrete to install, pit levelers are installed on a concrete base that requires at least 7 days of curing time. This means that the loading dock remains unusable until a crew can return to the facility to finalize installation of a pit leveler.

Since the modular Dock House is installed completely on the outside of a building, there is no interruption to workplace operations or manufacturing on the inside. The Dock House is positioned, secured to the outside of the building, and sided, all within as few as 2-3 days. This modular loading dock is removable and relocatable, and can be reattached to a building after an expansion.