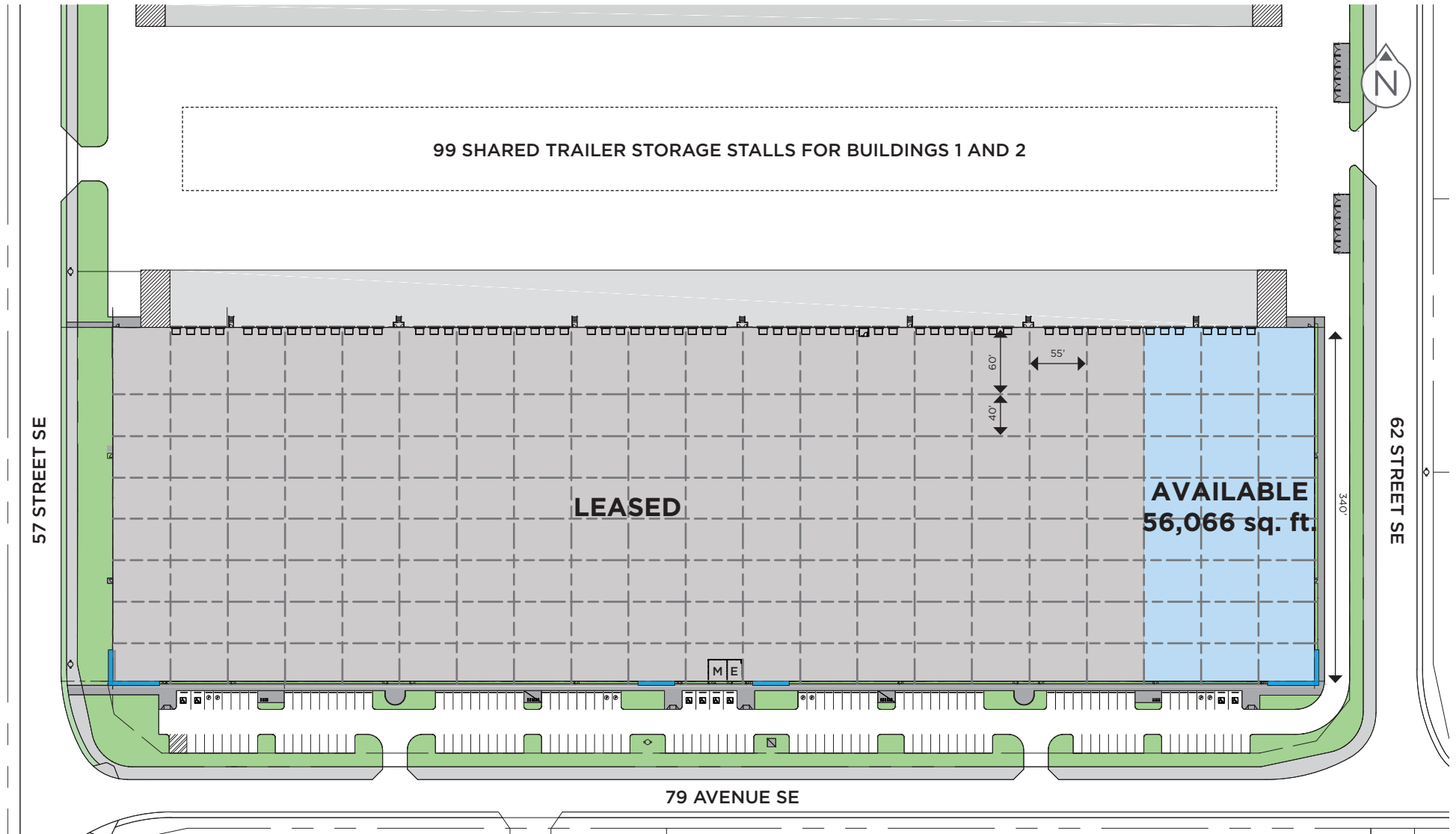


BUILDING 1



Blue line indicates
extent of storefront glass.

5800 - 79 Avenue SE
Total Building Area: 393,674 sq. ft.

BUILDING 1

FEATURES

- 56,066 sq. ft. minimum tenant size
- 18,700 sq. ft. bay sizes
- 32 ft. clear height
- 55 ft. x 60 ft. marshalling bays
- 99 trailer storage stalls with concrete dolly pads (shared with Building 2)
- ESFR sprinkler system
- 12,500 lb. racking point load
- T5 high output motion-sensored lighting
- Two drive-in doors
- 66 dock doors with levellers
- 40,000 lb. pneumatic dock levellers
- Industrial - General (I-G) Zoning

Site

- 55 ft. concrete dock loading aprons
- 10 ft. concrete-grade door aprons
- Heavy-duty asphalt shared truck court
- Shared concrete trailer storage area
- 160 parking stalls available

Slab, Walls and Roof

- 340 ft. building depth
- 40 ft. x 55 ft. standard grid
- 60 ft. deep marshalling bays
- 50 in. dock height
- 7 in. reinforced concrete with sealer
- Ashford Formula concrete sealer
- Sanitary sewer lines along front of building and rear bay
- No cross-bracing below 10 ft. in warehouse interior
- Embossed, non-combustible, metal-composite wall panels
- Ballasted EPDM membrane roofing
- 40,000 lb., 7 ft. x 8 ft. pneumatic dock levellers
- Floor designed for an allowable rack load per rack leg of 12,500 lbs.

Electrical

- 2000 amp, 347/600 volt 3 Phase 4 Wire
- T5 HO lighting with average of 30 fc of lighting
- Lights controlled by area motion sensors

Mechanical

- Gas-fired unit heaters
- Programmable thermostats with humidity-sensing capability zoned effectively for comfort
- Full ESFR sprinkler system for racking to 28 ft.
- Heat Recovery Ventilators (HRVs)

Windows and Doors

- Two-storey curtain wall glazing at office locations
- 5 ft. x 5 ft. punched rear windows (one per bay)
- 5 in. x 22 in. view lites on overhead doors
- All glazing with Low-E coating
- 12 ft. x 14 ft. grade doors with electric operators
- 9 ft. x 10 ft. manual, vertical lift, overhead dock doors complete with truck seals and bumpers

Additional LEED® Considerations

- Recycle and garbage enclosures
- Regional materials selected to meet LEED® certification criteria
- Recycled content to meet LEED® certification criteria
- Water-efficient landscaping
- Upgraded roof insulation
- Low VOC-emitting materials
- LEED® Silver certified

