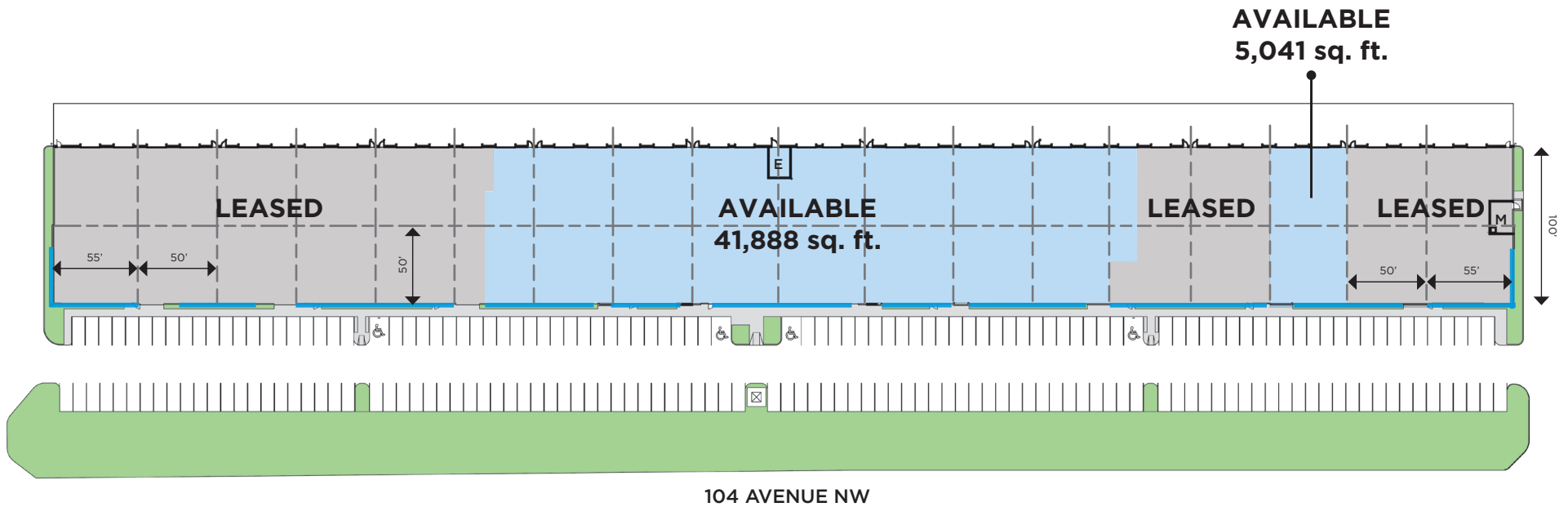


# BUILDING C



Blue line indicates extent of storefront glass.

18506-74 - 105 Avenue NW  
Total Building Area: 92,611 sq. ft.

## FEATURES

- 5,041 sq. ft. minimum tenant size
- +/- 5,003 sq. ft. bay sizes
- 24 ft. clear height
- ESFR sprinkler system
- 10,000 lb. racking point load
- T5 high output lighting
- Multiple drive-in door capability
- Enhanced building glazing
- Industrial Business (IB) Zone

### Site

- 10 ft. concrete-grade door aprons
- Heavy-duty asphalt shared truck court
- 202 parking stalls available

### Slab, Walls and Roof

- 100 ft. building depth
- 50 ft. x 50 ft. or 50 ft. x 55 ft. grid
- 7 in. steel-fibre reinforced concrete slab on grade
- 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
- Floor designed for an allowable rack load per rack leg of 10,000 lbs.

### Electrical

- 2000 amp, 347/600 Volt 3 Phase 4 wire
- T5 HO lighting with average of 30 fc of lighting

### Mechanical

- Gas-fired unit heaters
- Programmable thermostats with humidity-sensing capability zoned effectively for comfort
- Full ESFR sprinkler system for racking to 20 ft.

### Windows and Doors

- Two-storey, curtain-wall glazing at office locations
- 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