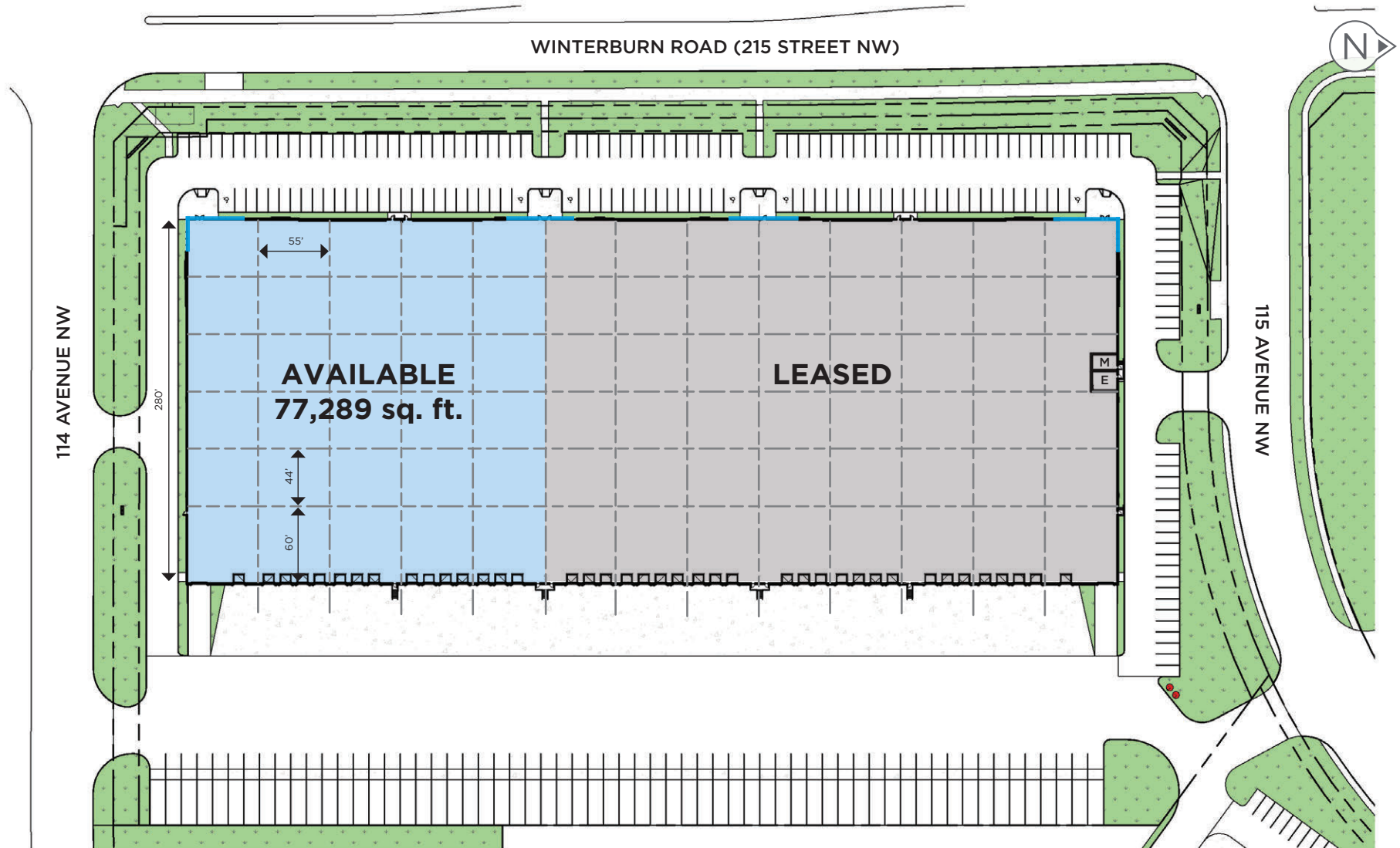


BUILDING 1



Blue line indicates
extent of storefront glass.

21441-69 - 115 Avenue NW
Total Building Area: 200,355 sq. ft.

FEATURES

- 30,901 sq. ft. minimum tenant size
- +/- 15,400 sq. ft. bay sizes
- 32 ft. clear height
- 55 ft. x 60 ft. marshalling bays
- 61 trailer storage stalls with concrete dolly pads
- ESFR sprinkler system
- 12,500 lb. racking point load
- T5 high output motion-sensored lighting
- Drive-in door capability
- 40 dock doors with levellers
- 40,000 lb. pneumatic dock levellers
- Industrial Business (IB) Zone

- Site**
- 55 ft. concrete dock loading aprons
 - 55 ft. concrete-grade door ramps
 - Heavy-duty asphalt shared truck court
 - 194 parking stalls available

- Slab, Walls and Roof**
- 280 ft. building depth
 - 44 ft. x 55 ft. standard grid
 - 60 ft. deep marshalling bays
 - 50 in. dock height
 - 8 in. 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
 - 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**
- 2400 amp, 347/600 volt 3 phase 4 wire
 - T5 HO lighting with average of 30 fc of lighting
 - Lights controlled by 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**
- Multi-bin recyclables enclosure
 - 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® Certified Targeted Design

