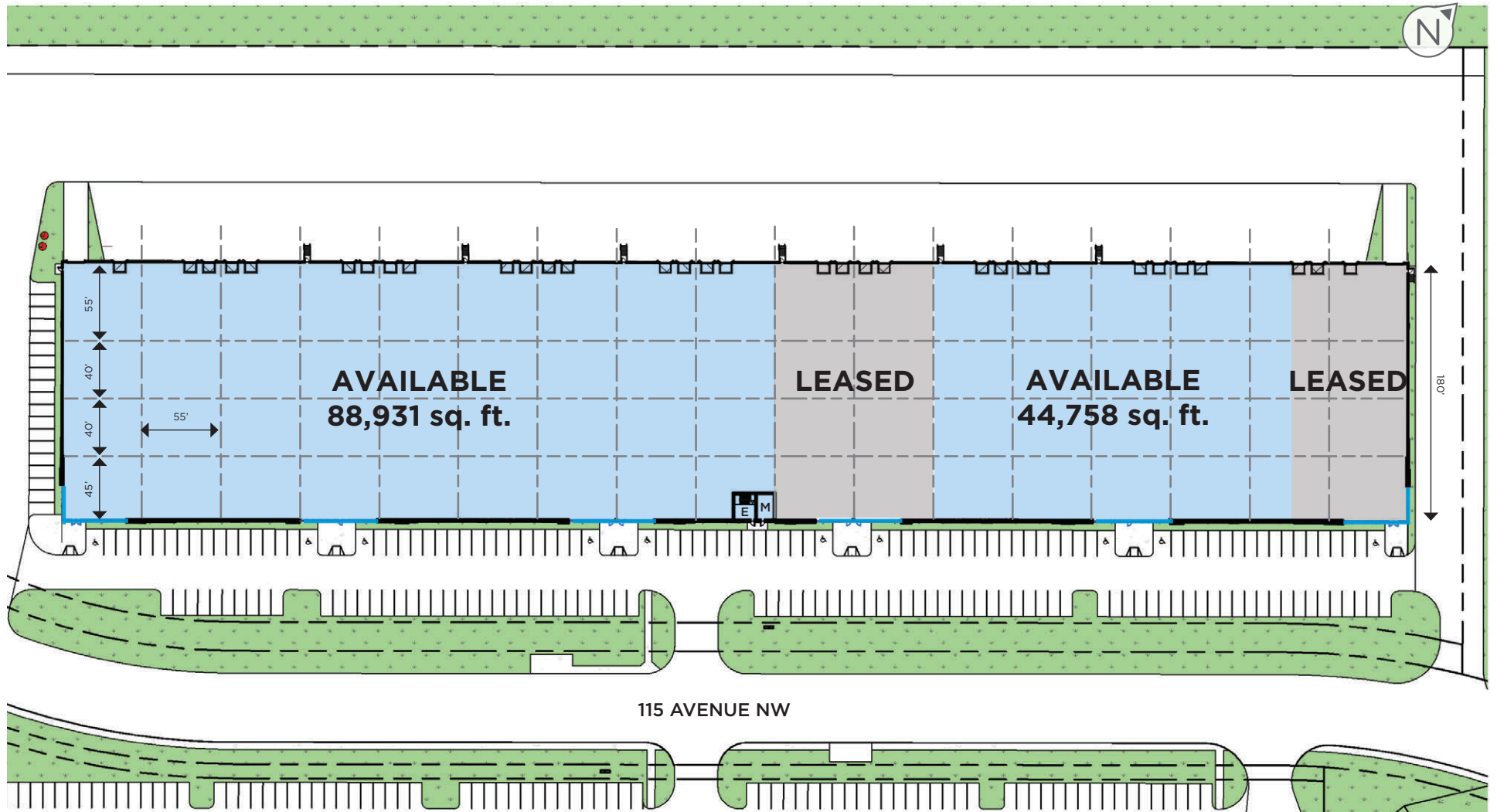


# BUILDING 3



Blue line indicates  
extent of storefront glass.

21330-64 - 115 Avenue NW  
Total Building Area: 168,502 sq. ft.

## FEATURES

- 19,291 sq. ft. minimum tenant size
- +/- 9,950 sq. ft. bay sizes
- 28 ft. clear height
- 55 ft. x 55 ft. marshalling bays
- ESFR sprinkler system
- 10,000 lb. racking point load
- T5 high output motion-sensored lighting
- Drive-in door capability
- 32 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
  - 195 parking stalls available

- Slab, Walls and Roof**
- 180 ft. building depth
  - 40 ft. x 55 ft. standard grid
  - 55 ft. deep marshalling bays
  - 50 in. dock height
  - 7 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 10,000 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 24 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

