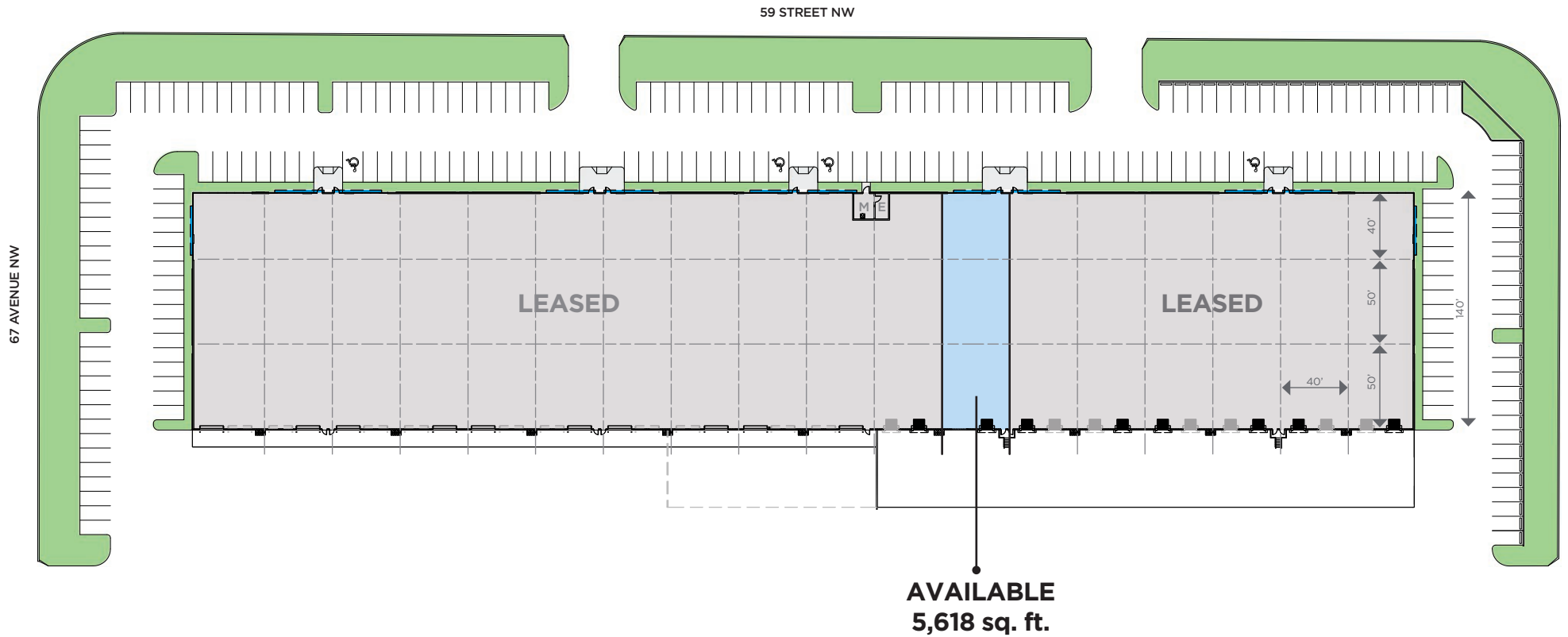


BUILDING L



Blue line indicates extent of storefront glass.

6747 - 59 Street NW
Total Building Area: 100,958 sq. ft.

FEATURES

- Available immediately
- Operating costs (2020): \$4.59 psf
- +/- 5,628 sq. ft. minimum tenant size
- +/- 5,628 sq. ft. bay sizes
- 28 ft. clear height
- 40 ft. x 50 ft. marshalling bays
- LED lighting
- 7 drive-in doors
- 6 dock doors
- Medium Industrial (IM) Zone
- Electrical as per tenant's needs

- Site**
- 45 ft. 6 in. concrete dock loading aprons
 - 10 ft. concrete-grade door aprons
 - Heavy-duty asphalt shared truck court

- Slab, Walls and Roof**
- 140 ft. building depth
 - 40 ft. x 40 ft. or 40 ft. x 50 ft. grid
 - 50 ft. deep marshalling bays
 - 52 in. dock height
 - 6 in. concrete slab on grade
 - Concrete Sealer
 - West Elevation - combination of EIFS, corrugated metal panel and masonry block
 - East Elevation - masonry block to 10 ft. AFF with insulated metal Panels above
 - North/South Elevation - combination of EIFS, corrugated metal panel and masonry block
 - Ballasted EPDM membrane roofing

- Electrical**
- 1200 amp, 347/600 volt 3 Phase 4 Wire
 - LED lighting

- Mechanical**
- Gas-fired unit heaters

- Windows and Doors**
- Two-story, curtain-wall glazing at end bays
 - 2 view lites on overhead grade doors, 1 view lite on overhead dock doors
 - 14 ft. x 16 ft. grade doors with electric operators
 - 8 ft. 6 in. x 10 ft. manual, vertical lift overhead dock doors complete with truck seals and bumpers