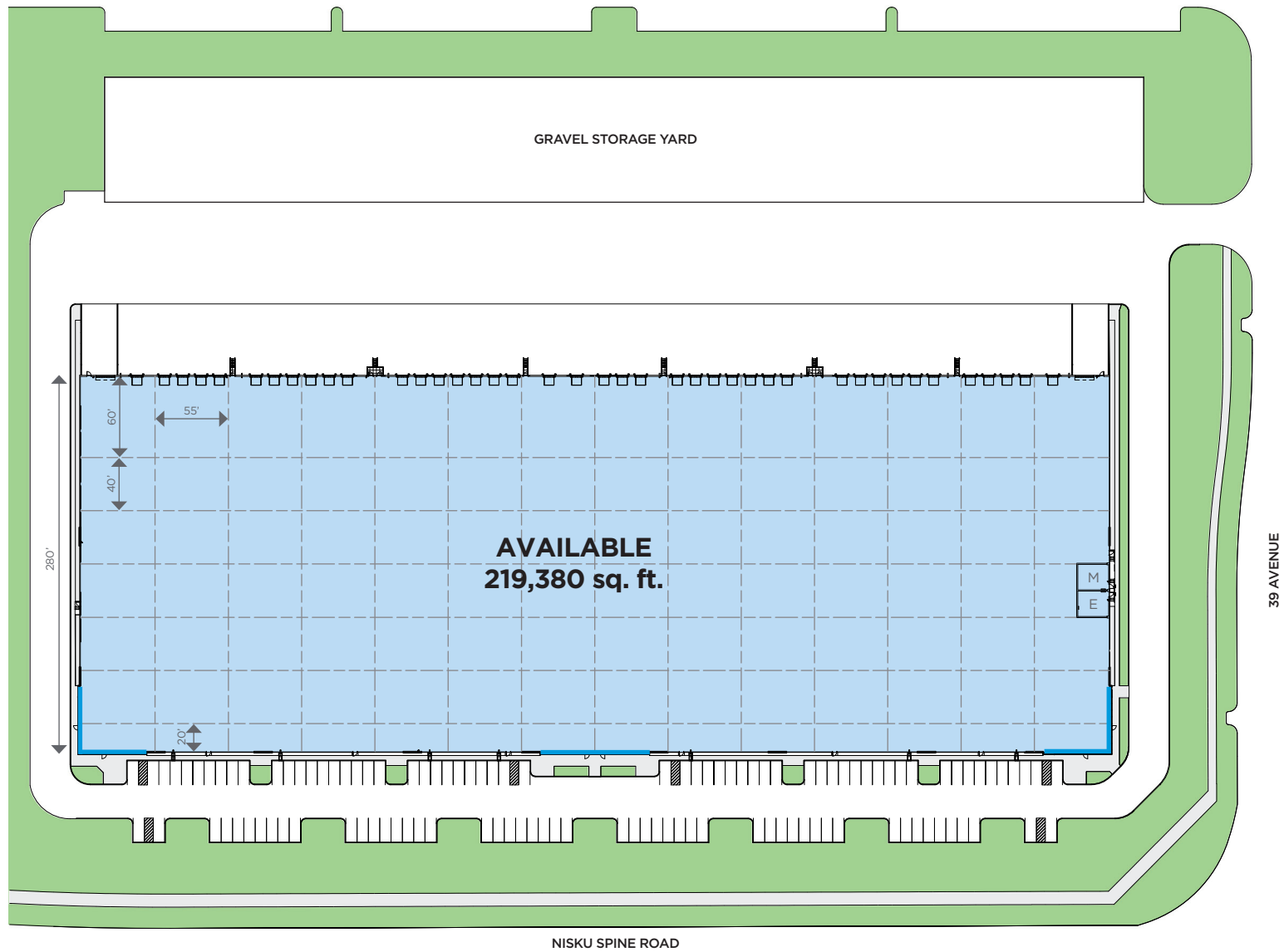


# BUILDING P



Blue line indicates  
extent of storefront glass.

1535 - 39 Avenue, Nisku  
Total Building Area: 219,380 sq. ft.

# BUILDING P

## FEATURES

- Available immediately
- Operating costs (2020): \$2.50 psf
- +/- 31,000 sq. ft. minimum tenant size
- +/- 15,600 sq. ft. bay sizes
- 36 ft. clear height
- 55 ft. x 60 ft. marshalling bays
- ESFR sprinkler system
- 15,000 lb. racking point load
- Rooftop solar energy panels
- LED motion sensor lighting
- Multi drive-door capability
- 43 dock doors with levellers
- 40,000 lb. pneumatic dock levellers
- Industrial – General (I-G) Zoning
- Gravel storage yard available

- Site**
- 54 ft. concrete dock loading aprons
  - Concrete-grade door ramps
  - 112 parking stalls available
  - Gravel storage yard available

- Slab, Walls and Roof**
- 280 ft. building depth
  - 40 ft. x 55 ft. standard grid
  - 60 ft. deep marshalling bays
  - 50 in. dock height
  - 8 in. reinforced concrete slab on grade including radon mitigation system
  - Ashford Formula concrete sealer
  - Sanitary sewer lines along front of building and rear bay
  - No cross-bracing below 10 ft. in warehouse
  - Embossed, non-combustible, metal composite walls panels
  - Ballasted EPDM membrane roofing
  - 40,000 lb., 7 ft. x 8 ft. pneumatic dock levellers
  - Floor designed for an allowable rack load per leg of 15,000 lbs.

- Electrical**
- 2400 amp, 347/600 volt 3 phase 4 wire
  - LED lighting with an 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 34 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)
  - 1 ft. x 2 ft. view lites on overhead doors
  - All glazing with Low – E coating
  - 14 ft. x 16 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**
- Rooftop solar energy panels
  - Recycle and garbage deep collection system
  - Regional materials selected to meet LEED® certification criteria
  - Recycled content to meet LEED® certification criteria
  - 30,000 litre capacity cistern system to capture rainwater for toilet flushing
  - Water efficient landscaping
  - Upgraded roof insulation
  - Low VOC emitting materials
  - LEED® Silver targeted design
  - Electric car charging stations
  - Car pooling parking available



# BUILDING P - RENDERING

