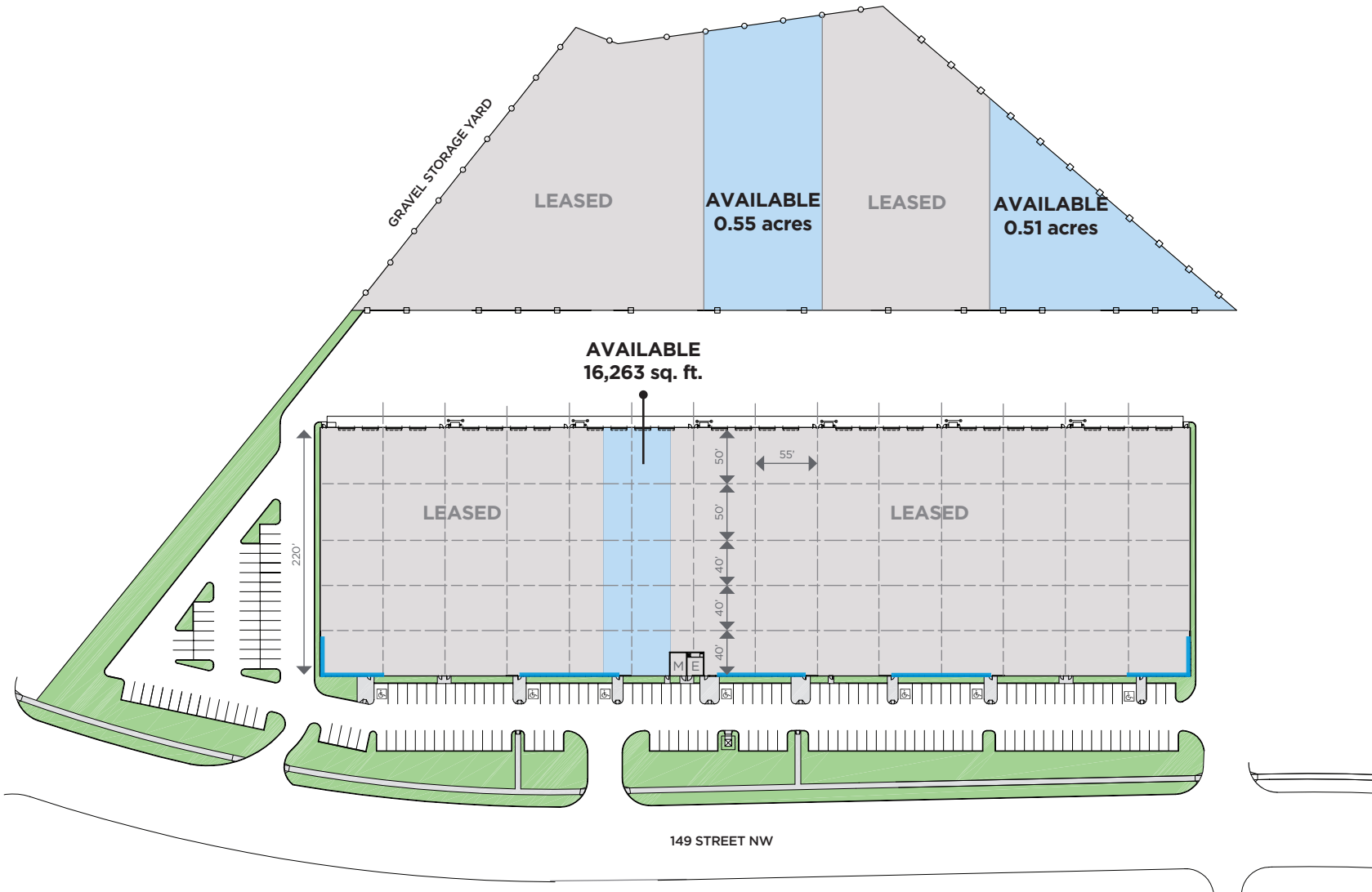


SITE 5 - BUILDING 5



Blue line indicates extent of storefront glass.

13443 - 149 Street NW
Total Building Area: 169,400 sq. ft.

SITE 5 - BUILDING 5

FEATURES

- Available immediately
- Operating costs (2021): \$4.83 psf
- +/- 16,263 sq. ft. minimum tenant size
- +/- 12,150 sq. ft. bay sizes
- 28 ft. clear height
- 50 ft. x 55 ft. marshalling bays
- ESFR sprinkler system
- 10,000 lb. racking point load
- T5 high output lighting
- Multiple drive-in door capability
- 2.83 acres of storage yard (0.4 acres per two-bay tenant)
- Industrial Business (IB) Zone

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

- Slab, Walls and Roof**
- 220 ft. building depth
 - 40 ft. x 55 ft. or 50 ft. x 55 ft. grid
 - 50 ft. deep marshalling bays
 - 7 in. steel-reinforced concrete slab
 - 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 24 ft.

- 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
 - 14 ft. x 16 ft. grade doors with electric operators