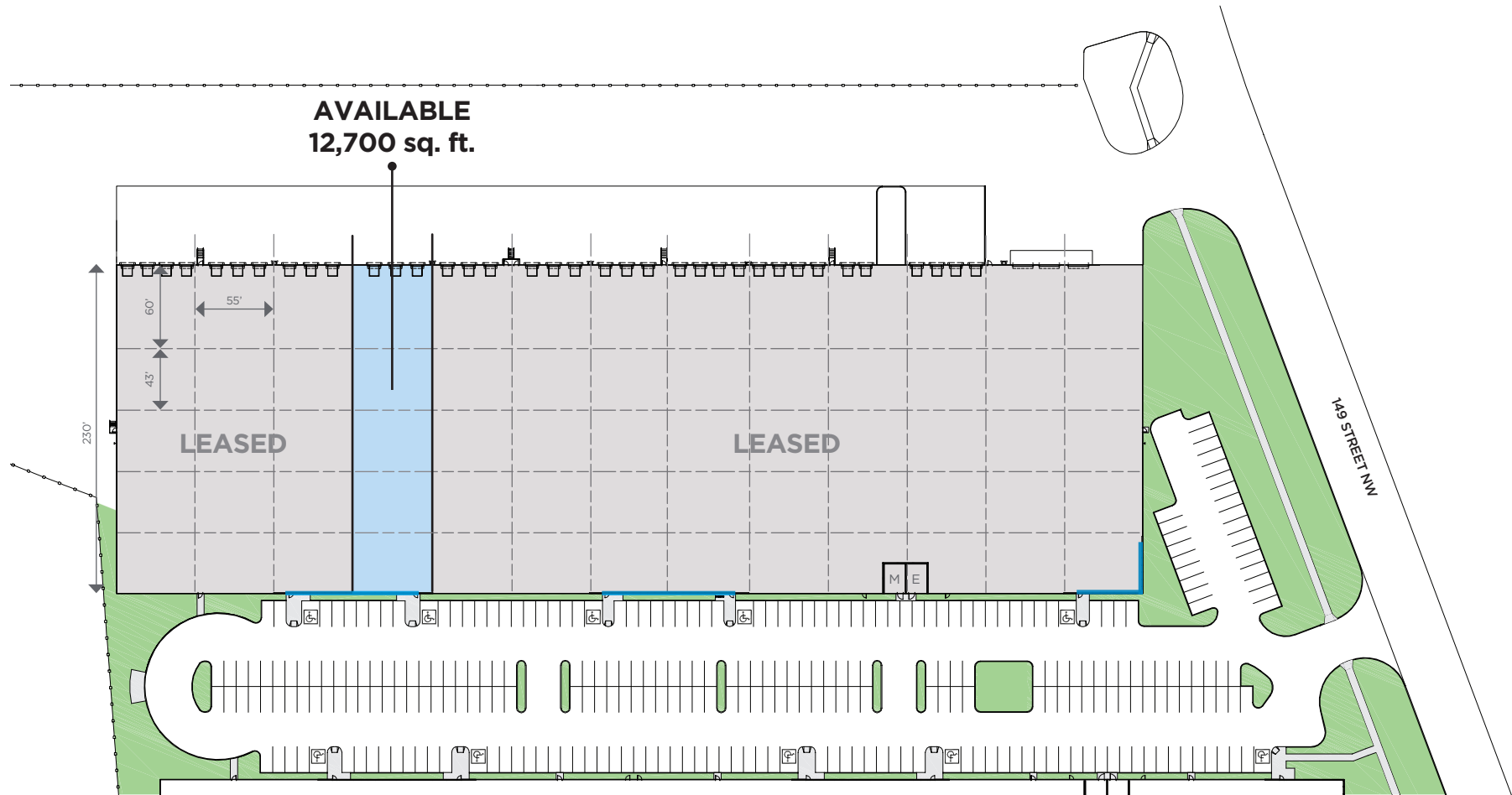


SITE 7 - BUILDING A



Blue line indicates extent of storefront glass.

109, 13428 - 149 Street NW
Total Building Area: 164,450 sq. ft.

FEATURES

- Available immediately
- Operating costs (2021): \$3.91 psf
- 12,700 sq. ft. minimum tenant size
- +/- 12,700 sq. ft. bay sizes
- 28 ft. clear height
- 55 ft. x 60 ft. marshalling bays
- ESFR sprinkler system
- 10,000 lb. racking point load
- T5 high output lighting
- 36 dock doors with levellers
- 30,000 lb. pneumatic dock levellers
- 0.96 acres of storage yard
- Medium Industrial (IM) Zone

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

- Slab, Walls and Roof**
- 230 ft. building depth
 - 42 ft. 6 in. x 55 ft. grid
 - 60 ft. deep marshalling bays
 - 50 in. dock height
 - 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
 - 30,000 lb., 7 ft. x 8 ft. pneumatic dock levellers
 - Floor designed for an allowable rack load per rack leg of 10,000 lbs.

- Electrical**
- 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
 - 9 ft. x 10 ft. manual, vertical lift overhead dock doors complete with truck seals and bumpers