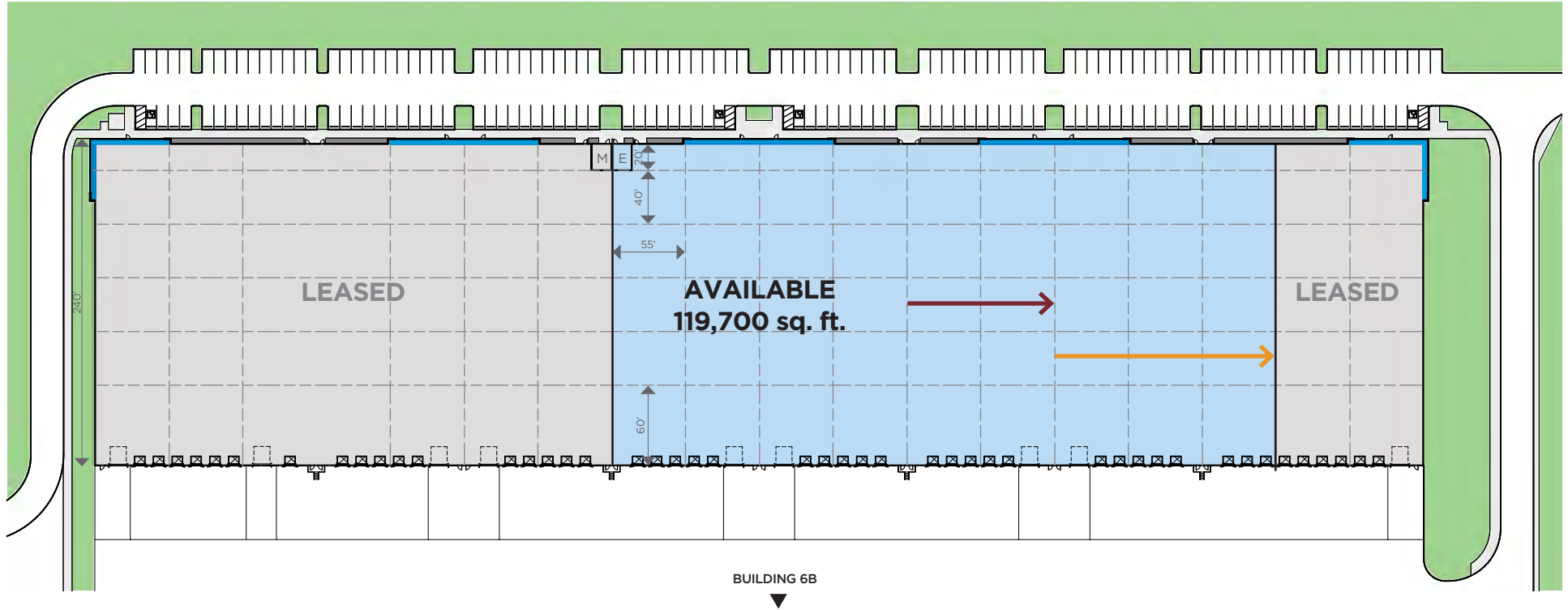




BUILDING 6A (BAYS 8-16)



DEERFOOT TRAIL N





SIZING EXAMPLES

-  2 bays (+/- 26,710 sq. ft.)
-  3 bays (+/- 40,140 sq. ft.)

PARKING

195 parking stalls available

GLAZING

-  26' glazing height
-  10' glazing height



240-260 - 10 Stonehill Place NE
Total Building Area: 239,792 sq. ft.

BUILDING 6A (BAYS 8-16)



FEATURES

- Available for immediate fixturing
- Operating costs (2022): \$4.70 psf
- +/- 13,200 sq. ft. minimum tenant size
- +/- 13,200 sq. ft. bay sizes
- 32 ft. clear height
- 55 ft. x 60 ft. marshalling bay
- ESFR sprinkler system
- LED motion sensor lighting
- Rooftop solar energy panels
- 12,500 lb. racking point load
- Multi drive-door capability (12 ft. x 14 ft.)
- Dock doors with levellers (9 ft. x 10 ft.)
- 40,000 lb. pneumatic dock levellers
- Office/showroom glazing in each bay
- Exceptional Deerfoot Trail exposure - over 100,000 vehicles pass by daily
- Industrial - General (I-G) Zoned

- Site**
- 55 ft. concrete dock loading aprons
 - 10 ft. concrete-grade door aprons
 - 195 parking stalls available
 - Double row staff parking
 - Parking ratio of 1 : 1,229 sq. ft.

- Slab, Walls and Roof**
- 240 ft. building depth
 - 40 ft. x 55 ft. standard grid
 - 60 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 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 12,500 lbs.

- Electrical**
- 2000 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 28 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

- LEED® Considerations**
- LEED® Silver certification for Core and Shell Development
 - Rooftop solar energy panels
 - Recycle and garbage enclosures
 - Regional materials selected to meet LEED® certification criteria
 - Recycled content to meet LEED® certification criteria
 - Cistern system to capture rainwater for toilet flushing
 - Water efficient landscaping
 - Upgraded roof insulation
 - Low VOC emitting materials
 - Electric car charging stations

