

## Golden Mile Industrial Condominiums

Two top-tier, class-leading newly constructed industrial buildings totaling approximately 56,000 SF across 32 units. Units are demised from 1,395 SF to 2,350 SF **all on one level** with 22' clear height and fully functional shipping. Select units feature walk up mezzanine. The site accommodates 77 parking + 32 Loading spaces located at the front and side of the buildings. Each unit has an exclusive use loading area and one (1) parking spot. The site is zoned (E) Employment.

### ARCHITECTURAL/STRUCTURAL

Building consists of a 22' clear space with R15 architectural precast and Glazed units at the front office area, complete with double - glazed aluminum entrance doors and clerestory windows in the warehouse area to provide natural light.

- Roofing to consist of a TPO Cool Roof Design.
- One (1) 10'Wx12'H typical powered overhead door per Unit at finished grade, with drive-in access
- Floor/SOG will be a 6" concrete sealed floor, with 20kg/m3 of steel fibres.
- Roof framing will come complete with a roof curb to accommodate a 3-6 tonne RTU (approximate area, near front office)

### MECHANICAL

- Sprinkler system to be installed to OBC standards, base building
- Roof curb will be installed to accommodate a 2-4 tonne RTU. RTU's to be provided by purchaser.
- Roughed in plumbing in ground floor slab for point of connection for sanitary and piping.
- Water supply stub with shut off valve will be in the vicinity of the floor rough in.
- 1" valved and capped domestic cold-water connection
- 4" sanitary connection

### ELECTRICAL

- Each Industrial unit to be 60 AMP 600 V three phase four wire unfused disconnect (200/347/600)

### TELEPHONE & COMMUNICATION

- 1 ½" conduit will be terminated on a wall

\*\*All specifications and sizes are subject to change without notice. E.&O.E. August 2022