

BUILDING A

293057 James Jones Way, T4A 0X1

Fully Leased



NOSE CREEK
BUSINESS PARK

BUILDING SIZE:

184,791 square feet

CEILING HEIGHT:

32' clear

BUILDING DEPTH:

222' - 262'

STANDARD BAY SIZE:

12,200 square feet - 14,400 square feet

TYPICAL COLUMN GRID:

55' x 40' with 60' deep marshalling bay

LOADING DOORS:

41 c/w 40,000 lb hydraulic levelers

DRIVE-IN DOORS:

2 ramped grade doors (12' x 14') with electric operators

LIGHTING:

LED lighting

SPRINKLERS:

ESFR High Output System

FLOOR SLAB:

8" thick fibre reinforced with 25 MPa to meet a minimum 1,000 lb/sf live load and 12,500 lb/sf point load

AUTO PARKING:

188 parking stalls

TRAILER STORAGE:

72 stalls for Phase One

MAIN ELECTRICAL SERVICE:

2,000 A @ 347/600V, 3 Phase

OPERATING COSTS:

\$2.14 psf (2018 estimate)

AVAILABILITY:

100% Leased

