

BUILDING C

260184 Nose Creek Blvd., T4A 0W9
Now Available

BUILDING SIZE:
216,790 square feet

AVAILABLE SPACE FOR LEASE:
34,190 square feet

CEILING HEIGHT:
32' clear

BUILDING DEPTH:
302'

STANDARD BAY SIZE:
16,600 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

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

SPRINKLERS:
ESFR High Output System

AUTO PARKING:
186 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)

AVAILABLE:
Immediately



NOSE CREEK
BUSINESS PARK

