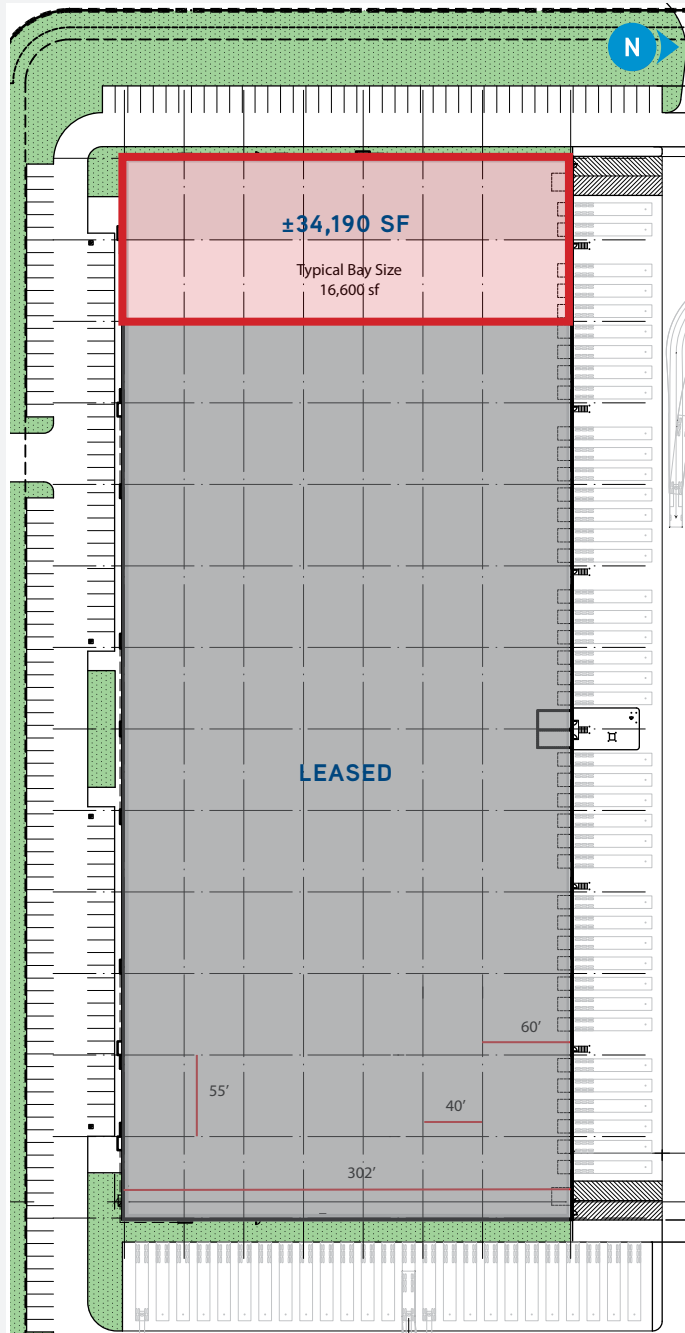


BUILDING C
Floor Plan



BUILDING C SPECIFICATIONS

Total Building Area	±266,890 SF
Total Available Area	±34,190 SF
Office Area	To Suit
Standard Bay Size	±16,600 SF
Ceiling Height	32' Clear
Building Depth	302'
Typical Column Grid	55' x 40'
Marshalling Area	60'
Floor Slab	8" Thick
Loading	5 Dock Doors (with 40,000 lb hydraulic levelers) 1 Drive-In (12'x14' ramped with electric operators)
Lighting	LED
Sprinklers	ESFR
Power	2,000 Amp, 600 Volt, Phase 3
Trailer Parking	72 Stalls for Phase One
Asking Lease Rate	Market
Operating Cost	\$2.14 PSF (est. 2018)
Available	Immediately

FEATURES

- Low realty taxes and no business tax in Rocky View County
- Premium institutional grade pre-cast construction
- Ample trailer and auto parking
- Nearby restaurants and amenities
- Quick access to major thoroughfares, such as Deerfoot Trail/ Queen Elizabeth Highway II, Stoney Trail, and Métis Trail NE.