



**BUILDING D  
Floor Plan**

**BUILDING D SPECIFICATIONS**

Municipal Address	293026 Colonel Robertson Way
Total Building Area	±266,515 SF
Total Available Area:	±233,405 SF
Office Area	To Suit
Standard Bay Size	±16,555 SF
Ceiling Height	32' Clear
Building Depth	300'
Typical Column Grid	55' x 40'
Marshalling Area	60'
Floor Slab	8" Thick
Loading	49 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	25 Stalls for Building D
Asking Lease Rate	Market
Operating Cost	\$2.95 PSF (est. 2020)
Available	Immediate for Fixturing

**FEATURES**

- Low realty taxes and no business tax in Rocky View County
- Premium institutional grade pre-cast construction
- Serviced with fibre
- Quick access to major thoroughfares, such as Deerfoot Trail/Queen Elizabeth Highway II, Stoney Trail, and Métis Trail NE