

FEATURES

Warehouse Features

- | District: Southeast Calgary
- | Zoning: IG, Industrial General Zone
- | Easy access to main roads like Glenmore Trail, Peigan Trail SE and Stoney Trail
- | Walk the surrounding half mile trail alive with wildlife
- | 24' clear ceiling height
- | Flexible column grids to accomodate any type of business
- | 60 dock level doors as part of development plans, with an additional 10 dock level doors available upon tenant request
- | Column spacing 15m x 15m
- | 40-60 kPa or 836-1253 lbs, p.s.f floor load capacity
- | High efficiency lighting throughout
- | ESFR sprinklers
- | Fully automated state-of-the-art HVAC system for entire warehouse
- | Ample parking and trailer storage on site
- | Opportunities for tenant signage
- | Easy access to loading with generous marshaling areas
- | Back up power generation to supply systems beyond life safety
- | Three 2,000 kVA transformers servicing warehouse powering down to 346/600 volts, 3 phase, 4 wire