

Victoria Crossing Industrial Condominiums

Two top-tier, class-leading newly constructed industrial buildings totaling approximately 147,664 SF across 15 units. Units are demised from 8,557 SF to 10,585 SF **all on one level** with 28' clear height and fully functional shipping. The site accommodates 199 parking spaces located at the front and side of the buildings. The site is zoned M1A Prestige Industrial.

ARCHITECTURAL/STRUCTURAL

- Building consists of a 28' clear space with R15 architectural precast and glazed units at the front office area, complete with double - glazed aluminum entrance doors and clerestory window in the rear warehouse area to provide natural light
- Roofing to consist of a 4-ply mod bit roof system, R25
- One (1) 12'Wx14'H powered overhead door per unit with drive-in access at finished grade.
- Two (2) 9'Wx10'H truck level door with powered dock leveler
- 6" concrete slab floor with 20kg/m³ of steel fibres

MECHANICAL

- ESFR sprinkler system to be installed to OBC standards, base building
- Unit will come complete with one (1) gas fired unit heater, complete with gas piping
- Roof curb will be installed to accommodate a 3-6 tonne RTU (near front of unit), RTU's to be purchased by purchaser
- Roughed in plumbing in ground floor slab for point of connection for sanitary and piping.
- Water supply stub with shut off valve will be in the vicinity of the floor rough in
- 1" valved and capped domestic cold-water connection
- 4" sanitary connection

ELECTRICAL

- 200 AMP 600 V three phase four wire unfused disconnect (200/347/600) per unit

TELEPHONE & COMMUNICATION

- 1" conduit will be terminated on a wall

**All specifications and sizes are subject to change without notice. E.&O.E. April 2022