

BUILDING AREA	BAYS	CLEAR HEIGHT	SITE AREA	YEAR BUILT	PARKING
10,901 SF	6 Units	12' Clear	0.88 Acres	c. 1984	~25 Stalls

STRUCTURAL

Frame	Masonry & Open Web Steel Joists
Exterior Walls	Split-Face Concrete Block Masonry
Foundation	Reinforced Concrete Slab-on-Grade
Windows	Vinyl-Frame Double-Glazed IGUs
Zoning	IM Mixed Industrial

ELECTRICAL SYSTEMS

Main Service	600A / 240V, 3-Phase
Transformer	225 kVA Pad-Mounted
Distribution	Per-Unit 100A/600V Disconnects
Panels	225A / 120-208V, 3-Ph 4-Wire
Lighting	LED & T8 Fluorescent
Emergency Lighting	Battery Packs (Dual Head)

HEATING, VENTILATION & COOLING

Primary Systems	Rooftop Units & Forced Air Furnaces
Heating	Natural Gas
Cooling	DX Split Systems & RTU Cooling
Supplementary	Ductless Heat Pump (Mitsubishi)
Warehouse Heat	Gas-Fired Suspended Unit Heaters
Distribution	Ducted Supply & Return Air
Controls	Individual Thermostats per Bay

PLUMBING

Domestic Water	1" Copper, Municipal Supply
Hot Water	Electric Tank (per unit)
Waste / Vent	Cast Iron & PVC Piping
Roof Drains	Internal Drains to Storm
Washrooms	Individual per Bay

RECENT CAPITAL IMPROVEMENTS

Lower Roof	Replaced in Full, 2018
East Paving	Replaced, 2017
Heat Pump	Mitsubishi Ductless, 2016

FIRE & LIFE SAFETY

Extinguishers	Portable Units Throughout
Detection	Smoke Detectors, All Bays
Egress	Multiple Exits per Bay
Exit Signage	Illuminated Signs

VERTICAL TRANSPORT

Elevator	None
Stairs	Interior Stairwell (2-Storey Portion)

ROOF SYSTEM

Lower Roof	Modified Bitumen, Replaced 2018
Upper Roof	Built-Up Roofing
Drainage	Internal Roof Drains

ENVIRONMENTAL

Phase I ESA	Completed April 2026, No RECs
Recommendation	No Further Investigation Required

SITE & PARKING

Total Site	0.88 Acres (~38,158 SF)
Parking Stalls	~25 Surface Stalls
Parking Ratio	~2.3 per 1,000 SF
Paving	Asphalt
Loading	Grade-Level Bay Doors

INTERIOR BUILD-OUT

Configuration	6 Individual Bays
Clear Height	12' Clear / 14' to Deck
Office	Partial 2nd Floor (Bay 1)
Use Mix	Office, Industrial, Warehouse
Flooring	Concrete (Ind.) / Mixed (Office)