

**VIEW FULL PROPERTY
BROCHURE**



Additional Building Features



YARD

11.8 inches of 20 mill crush on filter fabric



COLUMN FREE SHOP

12,400 sf shop is column free



ASPHALT DRIVE AILES

heavy duty - 4 inches



SPRINKLER SYSTEM

Fully landscaped, including automated sprinklers



ROOF

- PVC with 10-year manufacturer's labour and material warranty and 5-year ARCA warranty
- Over rigid insulation and vapour barrier on 22 gauge zinc-coated metal deck
- Insulation rating of roof system is minimum R35



PRE-CAST PANELS

- 4" of extruded DOW insulation
- Insulation rating of the sandwich panels is minimum R24



CRANE

- Crane ready
- 10 ton double bridge crane system for full coverage over 10,320 sf of shop area is \$352,000

Additional Pricing Options

Property Add-ons	Estimated Cost
Crane - 10 ton double bridge	\$352,000
6" Slab with typical drains	\$136,000
8" Slab with typical drains	\$189,000
Wash bay trench/pit	\$26,000 (3' W, 4' D, 40' L)
Hollow core precast deck for 2nd floor office	\$154,000
54" Bradley wash fountain	\$10,300
Compressed air loop (±400' black iron pipe without compressor)	\$16,400

Get more information

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