

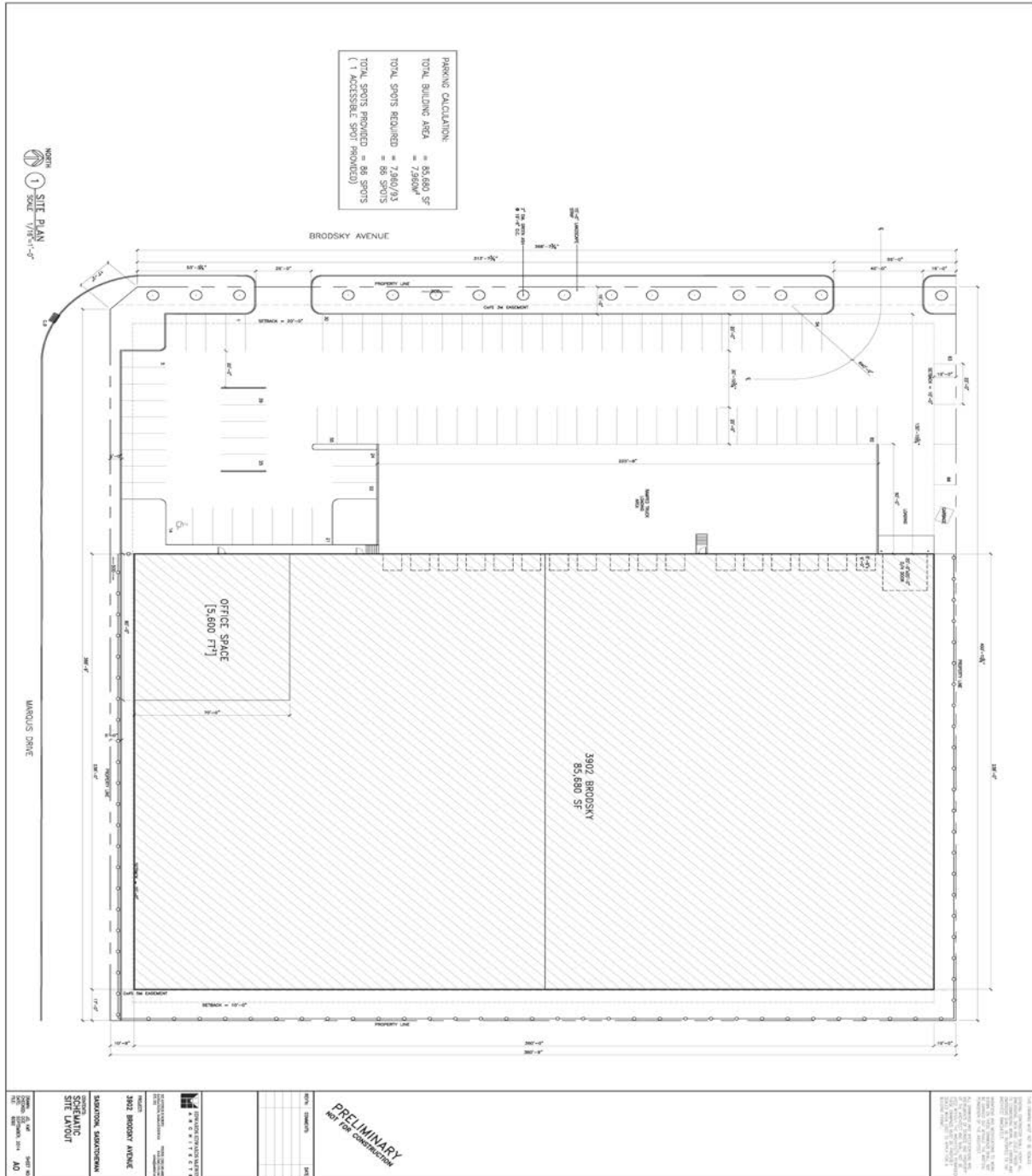


# PILLAR

Properties Corp.

October 2014

3902 Brodsky Avenue, Saskatoon, SK



**Zoning:** IL2 Light Industrial (wholesale, office, service and warehousing permitted)

**Specifications:** Building is 238' x 360', 85,680SF

**Site and Building Summary**

- Structural steel building with 25' clear height
- R20 insulation in roof and exterior walls
- R16 insulation in overhead doors and dock doors
- 5' concrete sidewalk in front of the building
- Wet-type fire suppression system to National Building Code standards
- Fire alarm system
- 600 amp-347/600 3 phase electrical 4 wire
- Asphalt paving to the front of the building for parking
- All services including gas, electrical, telephone, underground storm and sanitary
- Maintenance free steel siding building with 24" split face block on the front office portion
- Roofing system is a sloped standing seam 24 gauge roof complete with gutters and downspouts.
- Parking lot lighting provided by wall packs on the building
- One 20'x20' overhead door with electric operator, safety bollards and 8' concrete apron
- 17-dock doors complete with bumpers, seals, and high loading dock levelers with 45,000lbs capacity
- 60' dock ramp complete with rails
- Overhead natural gas unit heaters within warehouse area
- 8' metal liner panel to all exterior walls of warehouse area
- T5 high intensity fluorescent lighting in warehouse
- 6" concrete slab on grade to support 500lbs per SF

**Office/Showroom – approximately 5,600SF shown on plan as an example**

- Drywall finish complete with paint
- Ceiling to be t-bar grid with acoustic tiles and fluorescent lighting at 10' height
- HVAC units supplied, installed and distributed to office plan
- Two washrooms complete with walls, ceiling, fixtures, and exhaust fan
- Windows installed in the front of the premises
- Kitchen with upper and lower cabinets, sink and laminate counter top
- Front entry door aluminum glazed
- Carpet/VCT tile flooring