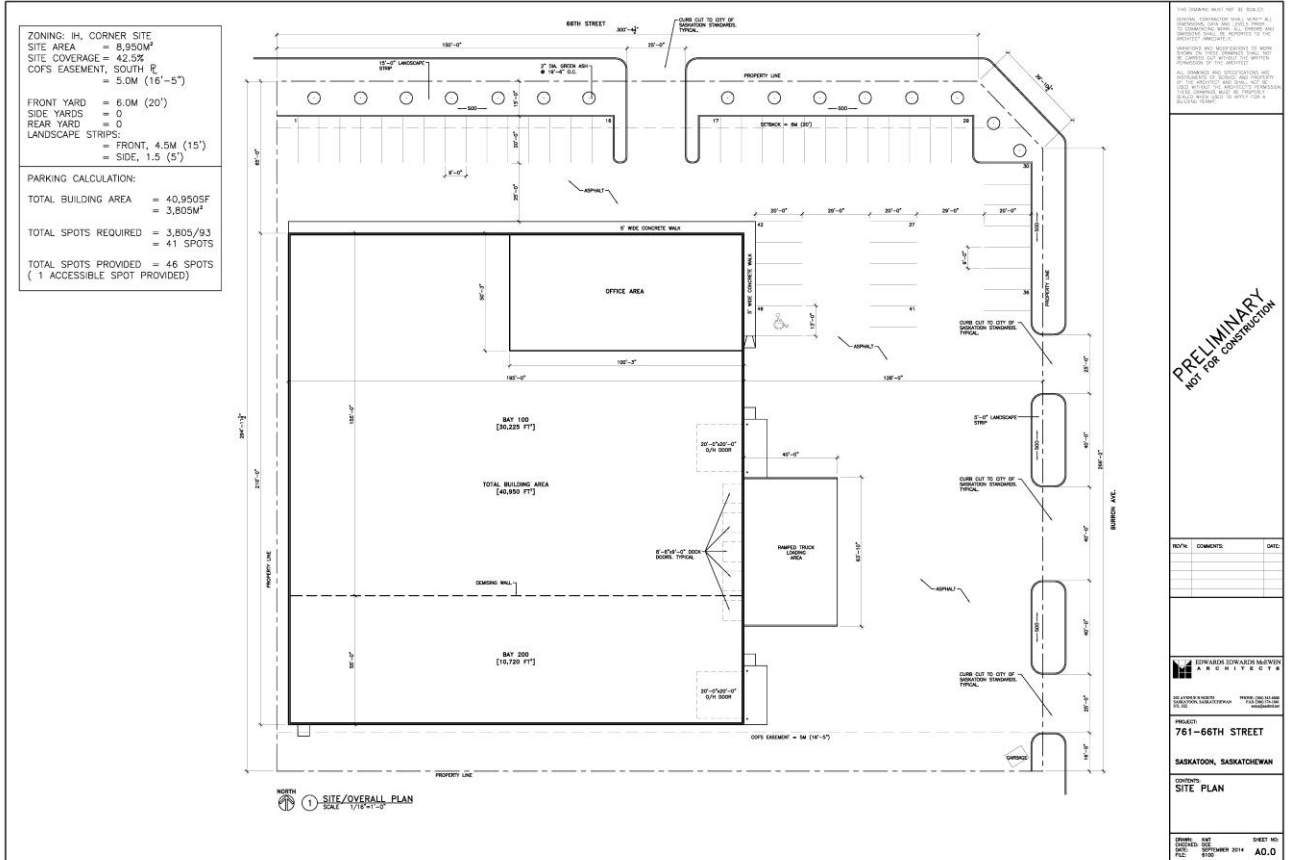




PILLAR
Properties Corp.

761-66th Street East, Saskatoon, SK



Zoning: IH Heavy Industrial (wholesale, office, service, manufacturing and warehousing permitted)

Specifications: Building is 210' x 195', 40,950SF

Site and Building Summary

- Structural steel building with sidewall of 26' and 22' clear height under frame
- Insulation, roof R20, exterior walls R20, overhead doors and dock doors R16
- 5' concrete sidewalk in front of the office
- Wet-type fire suppression system to National Building Code standards and fire alarm system
- 400 amp-347/600 3 phase electrical 4 wire main electrical service
- 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 and forty six (46) parking stalls. Electrical panel has excess capacity to add a pylon sign if required.
- Two 20' x 20' overhead doors with electric operators, safety bollards and 10' concrete aprons
- 5-dock doors complete with bumpers, seals, and high loading dock levelers with minimum 27,000lbs capacity
- 40' dock ramps 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 with motion sensors for each area.
- 6" concrete slab on grade to support 500lbs per SF