

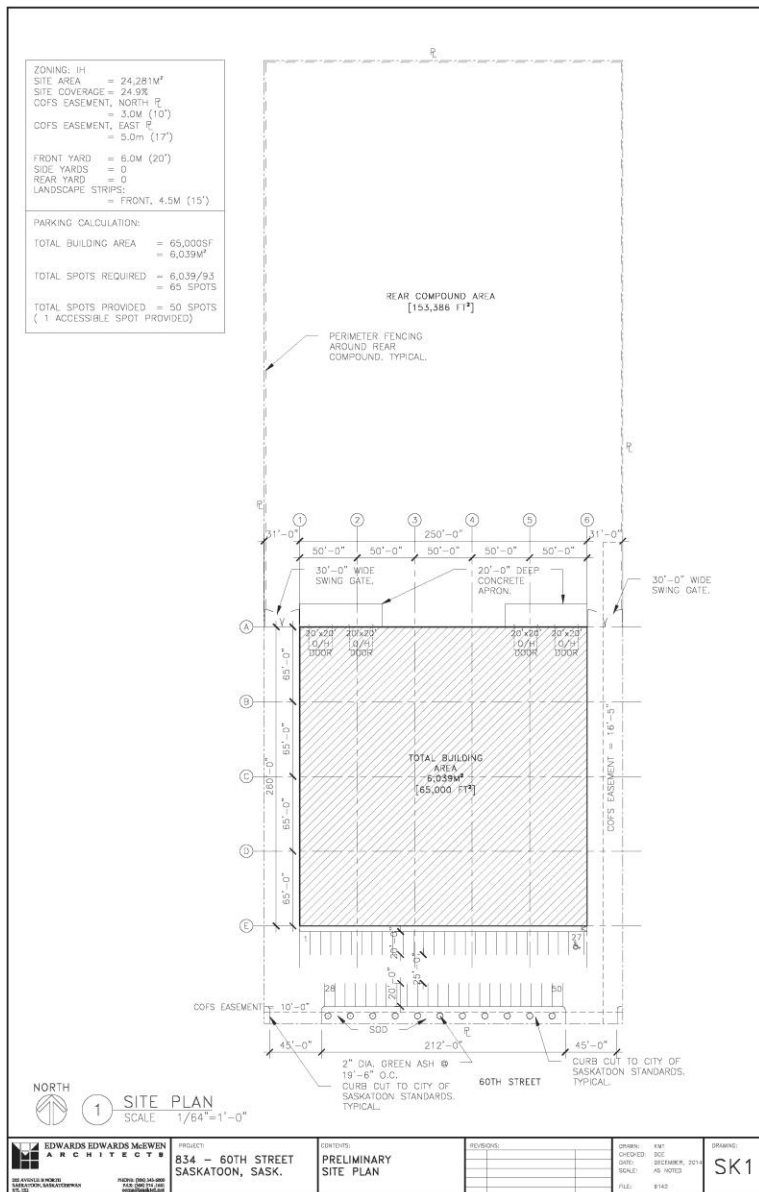


PILLAR Properties Corp.

834 60th Street East, Saskatoon, SK

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

Specifications: Building 250' x 260' approximately 65,000SF
Land 312' x 837' approximately 6 acres



834 60th Street East, Saskatoon, SK

Site and Building Summary

- Structural steel building with 25' clear height to the underside of the structure
- R20 insulation in roof and exterior walls, R16 insulation in overhead doors and dock doors
- 5' concrete sidewalk in front of the office
- Wet-type fire suppression system to National Building Code standards and Fire alarm system
- 1200 amp-347/600v 3 phase electrical 4 wire main electrical service, service can be increased to 2,000 amp subject to review by electrical contractor and Tenant for Tenant's requirements.
- 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 and lots of windows for natural light
- Roofing system is a sloped standing seam 24 gauge roof complete with gutters and downspouts.
- Lot lighting provided by LED wall packs on the building, flood lights on back of building and light poles around the perimeter
- Four 20'x 20' overhead doors with electric operators, safety bollards and 20' concrete apron
- Two stage interceptor pits in front of each overhead door
- 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
- 8" concrete slab on grade complete with floor sealer
- Outside storage yard of approximately 154,000SF (approximately 3 ½ acres), heavy duty asphalt, galvanized chain link fence and perimeter lighting for loaded product storage.
- Structural columns designed and located to accommodate Tenant's crane to run along the length of the building
- Double row of paved parking provided at the front of the building for Tenant's exclusive use

Expansion: Warehouse can be expanded by 20,000SF