

# Property Specifications

<b>Available Area</b>	133,381 SF
<b>Unit Sizes</b>	10,000 sf to 15,000 sf
<b>Shipping</b>	2 truck-level doors, 1 drive-in door (per unit)
<b>Power</b>	200 amps, 600 volts (per unit)

<b>Clear Height</b>	32'
<b>Bay Size</b>	50' x 40'
<b>Zoning</b>	M1-2678
<b>Mezzanine</b>	~15% of GFA

■ AVAILABLE FOR SALE



ORION GATE

## 40,000 lb.

manually operated  
dock levelers



## 8" thick

concrete slab (25 MPA)  
with steel reinforcement



## Lighting

LED throughout



## Suspended

gas-fired units with wall-  
mounted thermostats



## Mezzanines

designed to OBC standards  
for storage or office use



## Built-out

washroom in each unit

