

BUILDING AREA	FLOORS	USE MIX	SITE AREA	YEAR BUILT	PARKING
7,902 SF	2 + 1	Office & Industrial	1.195 Acres	1979	~30 Stalls

## STRUCTURAL

Frame	Masonry & Steel
Exterior Walls	Brick / Metal Cladding
Foundation	Cast-in-Place Concrete
Windows	<b>Aluminum Frame, Re-glazed 2024</b>
Zoning	IM Mixed Industrial

## ELECTRICAL SYSTEMS

Main Service	200A / 600V, 3-Phase
Transformer	<b>500 kVA Exterior (NEW)</b>
Step-Down	225 kVA → 120/208V
Distribution	(3) 120/208V, 3-Ph 4-Wire Panels
Lighting	T8 Fluorescent
Emergency Lighting	Battery Packs (Dual Head)

## HEATING, VENTILATION & COOLING

Primary System	2 Packaged Rooftop Units
Install Years	2007 (Lower) / 2013 (Upper)
Heating	Natural Gas (in RTUs)
Cooling	DX Cooling Coils
Supplementary	Electric Baseboard / Wall Heater
Exhaust	Washroom + Range Fans
Distribution	Ducted Supply & Return Air
Controls	Distech / Niagara BAS

## PLUMBING

Domestic Water	Copper Piping
Hot Water	38.5 Gal Electric Tank
Waste / Vent	ABS Piping
Roof Drains	Internal Drains
Washrooms	6 Individual (1 with Shower)
Water Meters	Tenant Sub-Metered

## RECENT CAPITAL IMPROVEMENTS

Roof	<b>Replaced in Full, 2024</b>
Windows	<b>All Glazing Replaced, 2024</b>
Storage Building	<b>New Detached Build, 2023</b>

## FIRE & LIFE SAFETY

Sprinkler System	<b>Not Sprinklered</b>
Extinguishers	11 ABC Portable Units
Detection	Smoke Detectors Throughout
Egress	2 Internal Stairwells
Exits	Illuminated Signage

## VERTICAL TRANSPORT

Elevator	None
Stairs	2 Internal Stairwells

## ROOF SYSTEM

Type	<b>Replaced in Full, 2024</b>
Age	2 Years
Drainage	Internal Roof Drains
Condition	New

## SITE & PARKING

Total Site	1.195 Acres (52,036 SF)
Parking Stalls	~30 Surface Stalls
Parking Ratio	~3.8 per 1,000 SF
Frontage	210.54' on Colonnade Rd S
Paving	Asphalt with Concrete Curbs
Landscaping	Sodded Front & Side Yards
Loading	1 OH Door (Ind.) + Shed Door

## INTERIOR BUILD-OUT

Layout	Office + Light Industrial
Boardroom	Ground Floor
Industrial / Lab	Open Floor Plan, 12' Ceiling
Kitchenette	Full Kitchenette
Storage Building	<b>Detached, 764 SF (2023)</b>
Office Renovation	2nd Floor, Recently Updated
Flooring	Carpet, Vinyl, Hard Surface