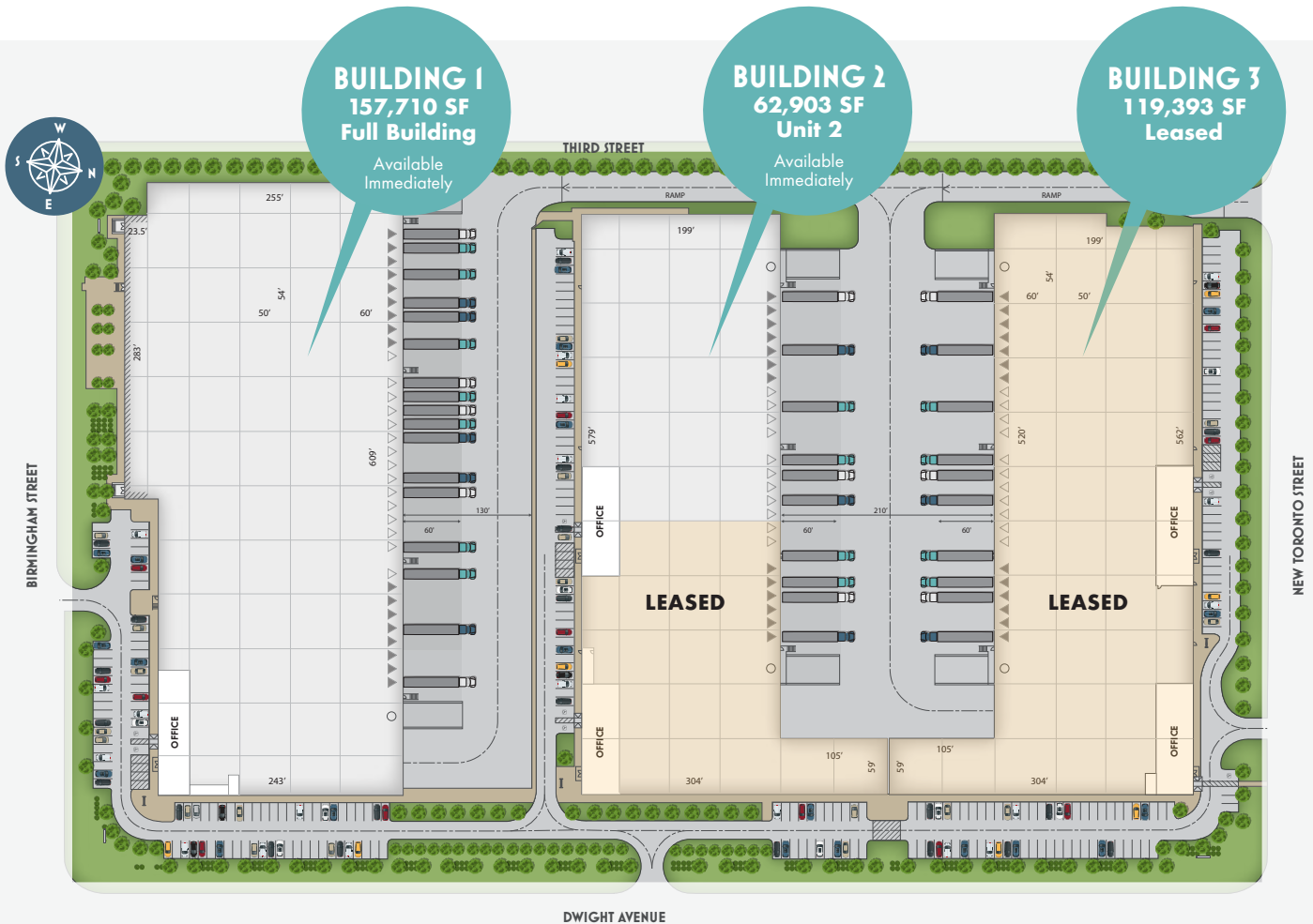


B

THE BIRMINGHAM

Where Industry Grows



SPECIFICATIONS

36'

CLEAR HEIGHT

2.5%

OFFICE AREA

54'x46'

BAY SIZE

60'

STAGING BAY

17-9'x10'

DOCK DOORS
PER BUILDING

2-12'x16'

DRIVE-IN DOORS
PER BUILDING

DOCK PACKAGE:

LEVELER TYPE

Hydraulic

LEVELER CAPACITY

40,000

BUMPERS & SEALS

Yes

KNOCK OUTS

15 / Building

BUILDING:

WAREHOUSE FLOOR

8" Slab Steel Fiber

CONCRETE STRENGTH

25 Mpa (4060 psi)

LIGHTING

LED - Warehouse & Office

WAREHOUSE AIR

Roof Mounted Cambridge Makeup
Air Units w/Destratification Fans

OFFICE AIR

Rooftop HVAC

POWER

750 KVA Transformer 1250A, 347/600V 3 phase

SPRINKLER

ESFR

EXTERIOR:

TRUCK COURT

Full Concrete

SHIPPING APRON

7" Reinforced Concrete

EV CHARGING

6 / Building

EMPLOYEE PARKING

.72 / 1,000 sf

Disclaimer: All specifications and depictions contained herein, including the site plan layout, are based on preliminary plans, are subject to change and do not constitute a representation, warranty or covenant of any kind by Landlord/Owner.



WHERE INDUSTRY GROWS

60 BIRMINGHAM STREET, ETOBICOKE ON



TANNER WITTON

Vice President, Leasing / Sales Representative
QuadReal Property Group, Brokerage

T 416 673 7817

E Tanner.Witton@quadreal.com