

PIVOTAL 2

STATE-OF-THE-ART FEATURES

WAREHOUSE HIGHLIGHTS

- Concrete tilt-up construction
- One 12'(h) x 10'(w) grade level loading door per unit (front or rear loading)
- Building 1000: 24' warehouse clear height ceilings
- Building 2000: 22' warehouse clear height ceilings
- 100 amp, 347/600 volt, 3-phase electrical service per unit
- 500 lbs per SF warehouse floor load capacity
- ESFR sprinkler system
- High efficiency LED lighting with ASHRAE compliant energy controls
- Warehouse skylights, ceiling fan and gas-fired unit heater
- Fully finished second floor offices including washroom and kitchenette
- One EV charging outlet per unit

ZONING

- M3 Light Industrial