

FOR SALE

9800 Endeavor Drive SE

Freestanding Building



Property Description

Municipal Address:	9800 Endeavor Drive SE		
Legal Description:	Plan 0613376, Block 5, Lot 7		
Zoning:	I-2 (General Light Industrial)		
District:	Shepard Business Park, Phase II		
Building Size:	23,788 square feet		
Site Size:	4.0 acres		
Available:	Tentatively Winter 2008 (Development Permit submitted)		
Sale Price:	Building:	\$3,300,000.00	(\$139.00 per square foot)
	Site Work:	\$1,200,000.00	(\$50.00 per square foot)
	Land:	\$1,400,000.00	(\$350,000.00 per acre)
	TOTAL:	\$5,900,000.00	

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Aerial Photograph



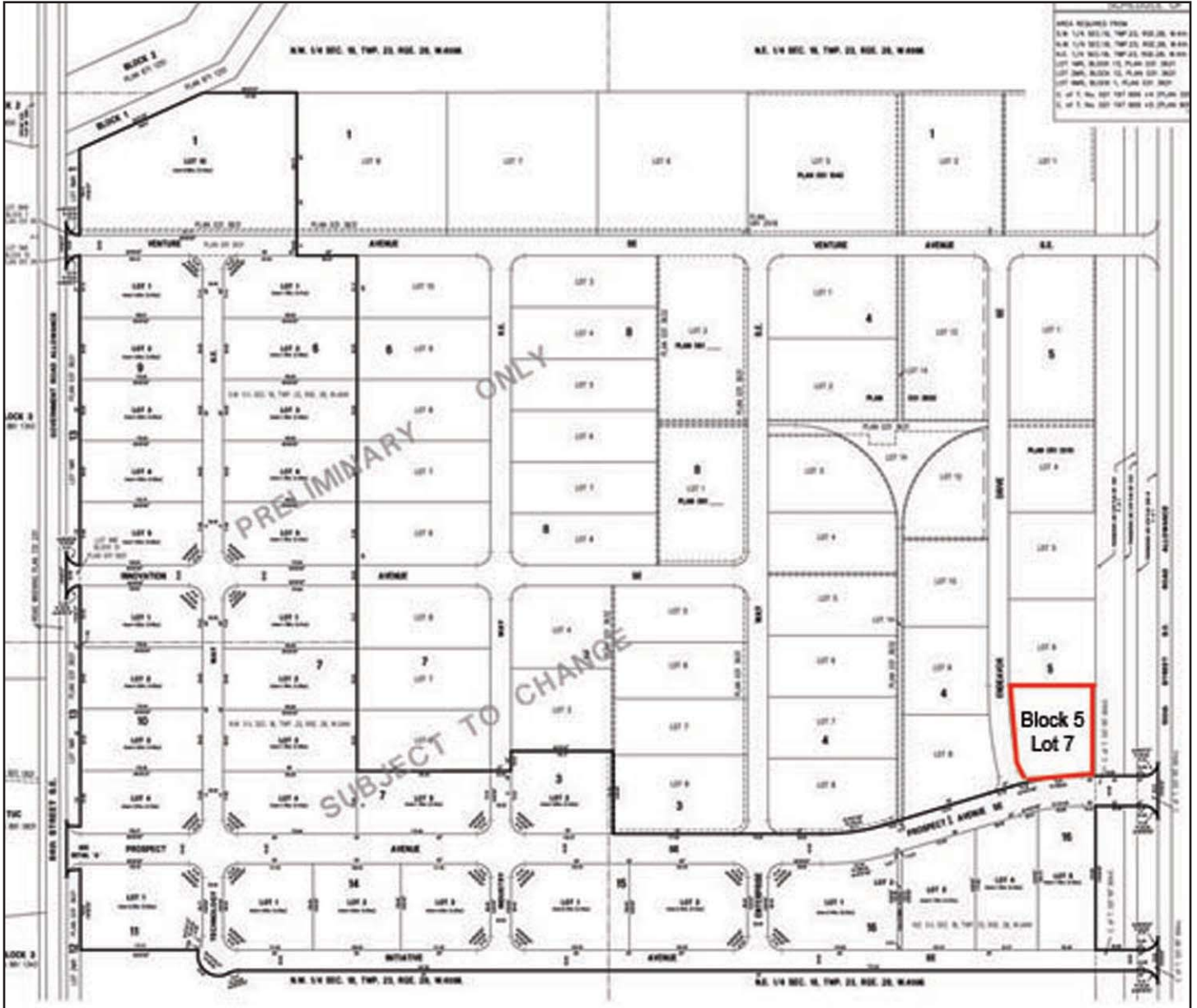
Building Amenities

- ◆ Conventional construction, OWSJ, EPDM roof system.
- ◆ Insulated pre-cast concrete walls to 10 feet integrated with metal insulated wall panels for balance of wall.
- ◆ Column grid approximately 37' x 35', total of 10 columns in warehouse (see drawings).
- ◆ Building and piling designed to allow second floor mezzanine/office development throughout the entire building.
- ◆ Includes design for one crane rail system to accommodate up to 10 TON capacity.
- ◆ 28' clear ceiling height; 24' clear hook height.
- ◆ Includes make-up air system for the warehouse.
- ◆ 800 Amp, 600 Volt, 3 Phase service with 120/208 Volt step down transformer.
- ◆ Radiant throughout warehouse.
- ◆ Building is sprinklered.
- ◆ Yard to be fenced and graveled with parking area paved.
- ◆ Loading: 6 - 16' x 16' grade level overhead doors (designed for TWO sets of drive thru doors).
2 - 8' x 10' dock doors with levelers, bumper pads and seals.
(2 knock outs for an additional 2 dock doors)
- ◆ Access directly on to Prospect Avenue and Endeavor Drive (multiple access points).

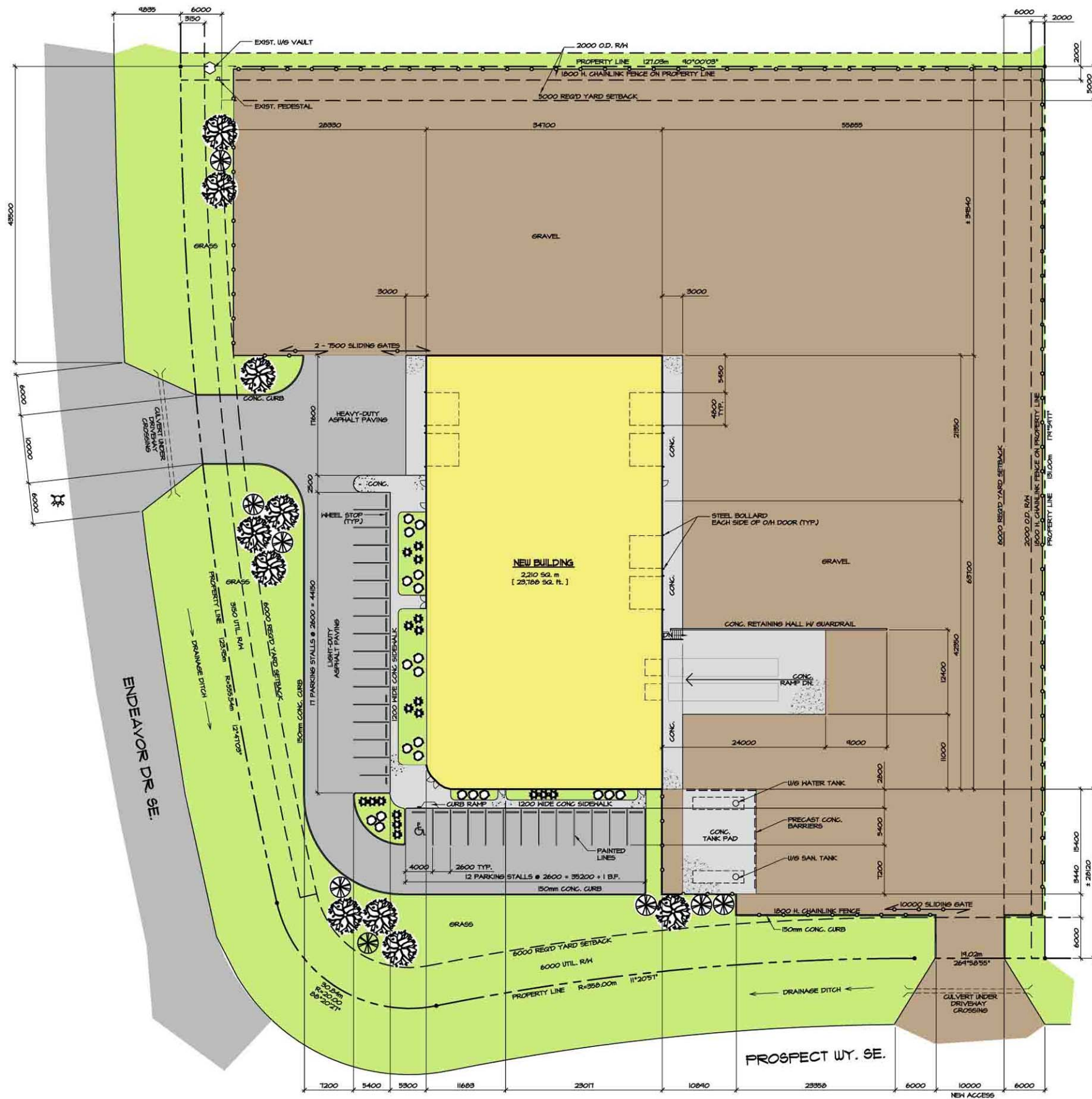
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9800 Endeavor Drive SE

Site Plan



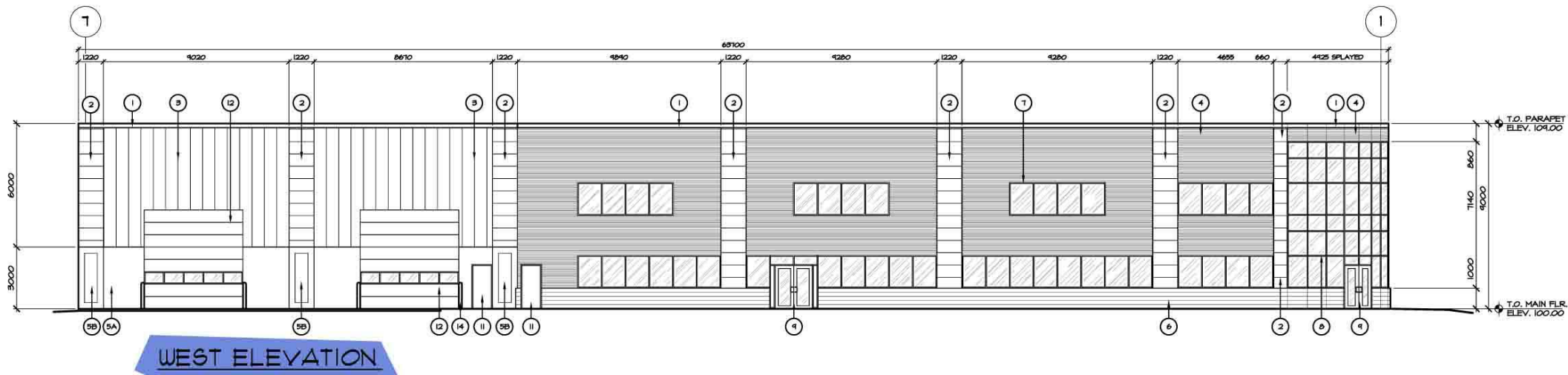
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BLDG. ANALYSIS:

BUILDING FLOORPRINT	2210 s.m.
TOTAL BUILDING AREA (ALL FLOORS)	2641.30 s.m.
ALBERTA BLDG. CODE 2006 CLASSIFICATION 3.2.2.70 GROUP F, DIVISION 2 SPRINKLERED	
MAX. PERMITTED BLDG. AREA:	4800 s.m.
PERMITTED CONSTRUCTION TYPE(S):	COMBUSTIBLE / NONCOMBUSTIBLE
FIRE RATINGS REQ'D:	
FLOOR ASSEMBLIES	3/4 HR.
MEZZANINES	3/4 HR. OR NONCOMBUSTIBLE CONST.
LOADBEARING STRUCTURE	3/4 HR. OR NONCOMBUSTIBLE CONST.

SITE PLAN
1 : 325



EXTERIOR FINISHES:

MATERIAL / DESCRIPTION	FINISH	COLOUR
1 200mm METAL GAP FLASHING	PRE FINISHED	DARK TAN
2 1200 x 600 INSULATED METAL PANELS	PRE FINISHED	STONE GRAY
3 600mm VERTICAL INSULATED METAL PANELS	PRE FINISHED	TAN
4 CORRUGATED METAL CLADDING (HORIZ.)	GALVALUME PLUS	NATURAL (SILVER)
5A PRECAST CONC. PANELS SMOOTH FINISH	STAINED	NATURAL GRAY
5B PRECAST CONC. PANEL RELIEF	STAINED	DARK TAN
6 200x400 SPLIT FACE CONC. BLOCK VENEER	STAINED	DARK TAN
7 ALUMINUM WINDOW FRAME	ANODIZED	CLEAR
8 ALUMINUM CURTAIN WALL (SPLAYED)	ANODIZED	CLEAR
9 ALUMINUM DOOR	ANODIZED	CLEAR
10 DOCK BUMPERS		
11 METAL DOOR / FRAME	PAINTED	DARK TAN
12 METAL SECTIONAL OVERHEAD DOOR	PRE FINISHED	WHITE
13 STEEL STAIR, LANDINGS & HANDRAILS	PAINTED	TO MATCH 5A
14 CONC. FILLED STEEL PIPE BOLLARDS	PAINTED	TRAFFIC YELLOW
15 CONC. RETAINING WALL	UNFINISHED	NATURAL (GRAY)
16 STEEL PIPE RAILING	PAINTED	TRAFFIC YELLOW
17 LADDER G/M CAGE	PAINTED	TO MATCH 3

