



GREAT PLAINS

INDUSTRIAL PARK

YORK SPEC BUILDING





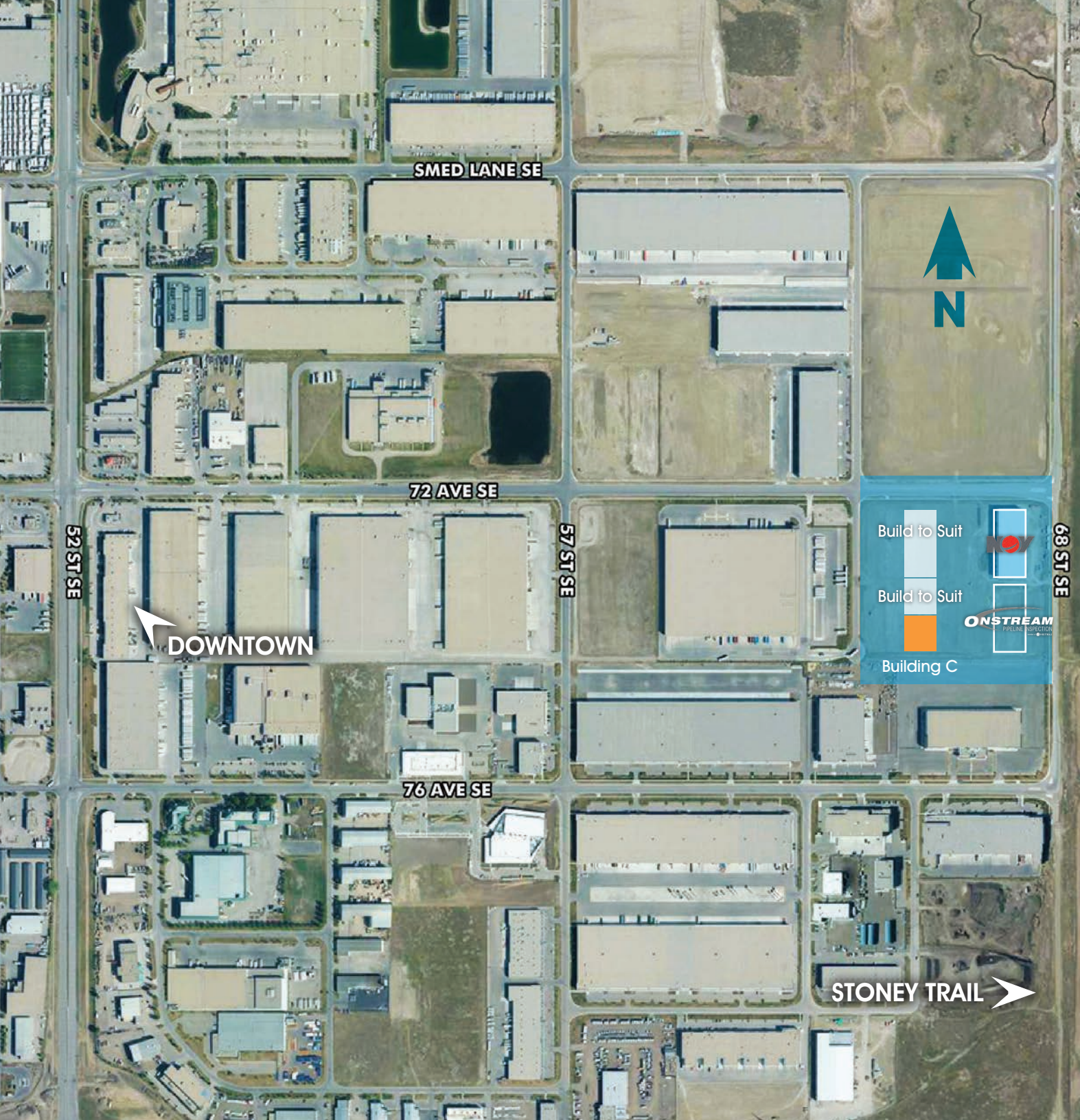
..... THE DEVELOPMENT

York's Great Plains Industrial Development is one of the newest, most sophisticated business campuses in Calgary. Located in the city's southeast, our Great Plains Industrial Park will comprise of up to 7 buildings totaling over 200,000 square feet of space across 20 acres. Each building has been designed to provide the utmost in flexibility and versatility. Amenities include 32' clear height ceilings, OPAL Sunshine Overhead doors, fully sprinklered, crane ready, well-lit bays varying in size from 10,000 SF to 55,000 SF. Fully customizable design build facilities can also be erected on this site.

..... THE DEVELOPER

York Realty currently owns and manages over 5 million square feet of commercial real estate across Western Canada. Focused almost exclusively on industrial facilities ranging from single tenant distribution centres to 'small-bay' multi tenant buildings we have developed a sterling reputation as highly knowledgeable, flexible and professional development firm. We stand by our buildings and are proud to deliver some of the highest quality and most usable facilities available to our tenants.





BUILDING C

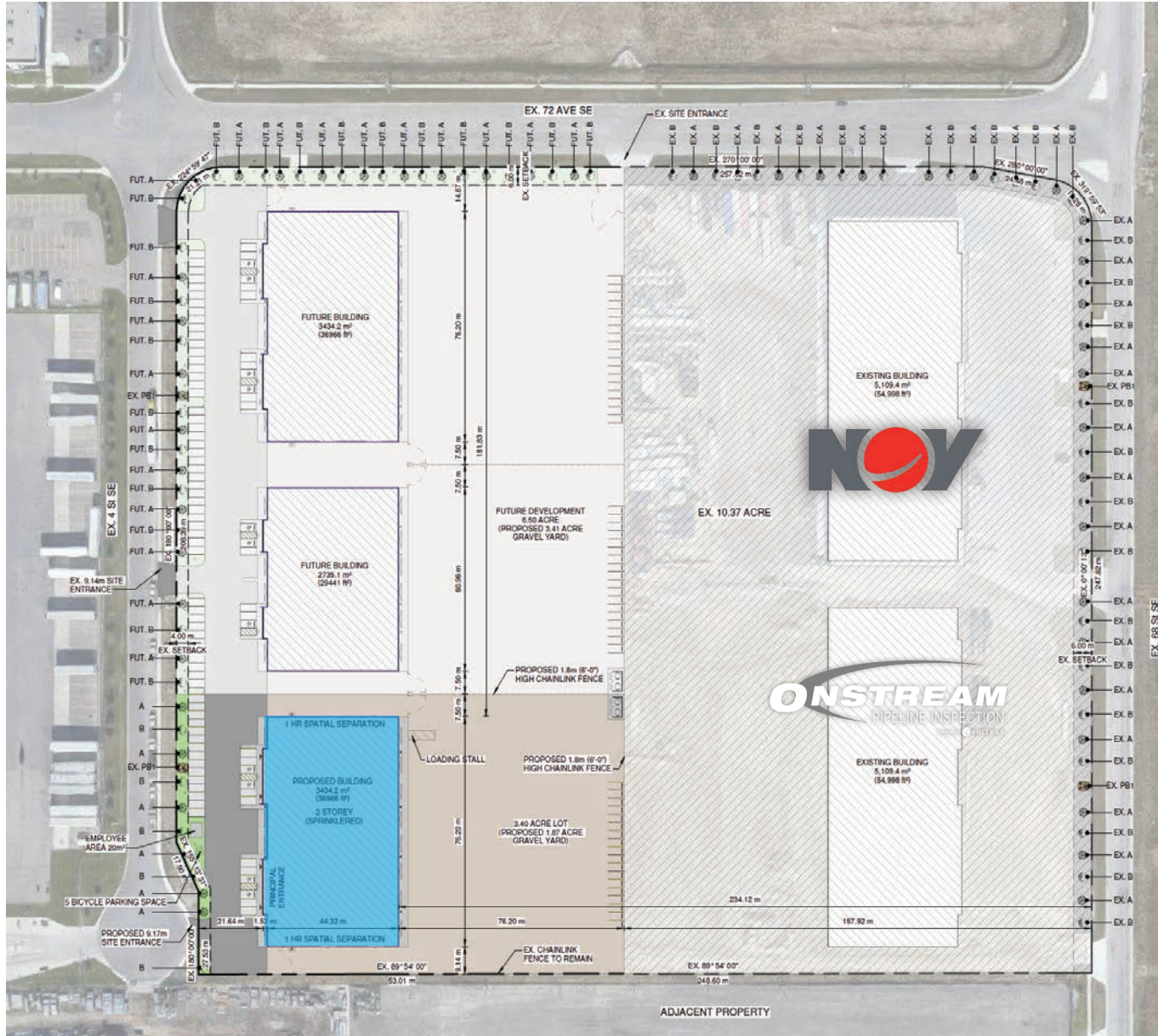
SITE

- 36,966 SF
- 100mm thick paving on hot mix asphalt
- Heavy duty compacted gravel yard
- 10' concrete apron

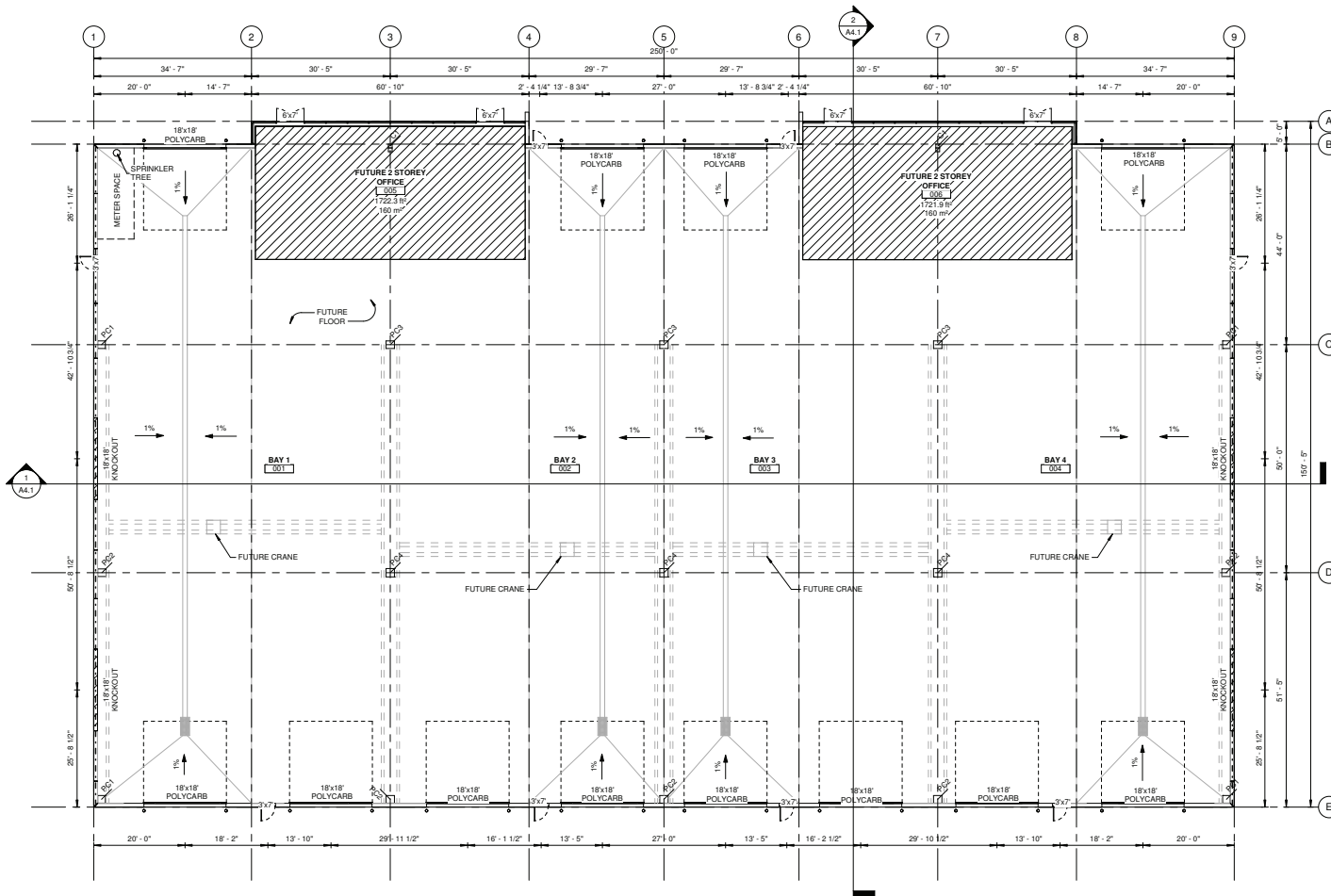
SLAB, DOORS, WALLS

- Engineered pre-cast solid and sandwich panes with power trowel finish
- All slabs have double layer M10 rods at 16" spacing running both ways, 30MPa concrete, power trowel float finish, Protec III sealer and saw cutting
- Opal Sunshine Overhead Doors

SITE PLAN



MAIN FLOOR PLAN



ELECTRICAL

- 800 amps, 600/347 volt
- 3 phase service
- LED interior bay lighting

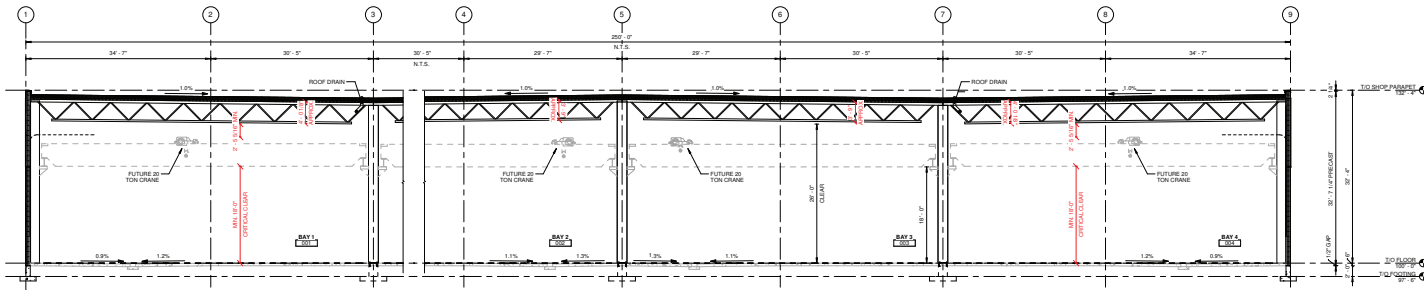
EXTERIOR LIGHTING

- 85 watt LED wall pack, refractive lens
- LED up/down lights on front of building

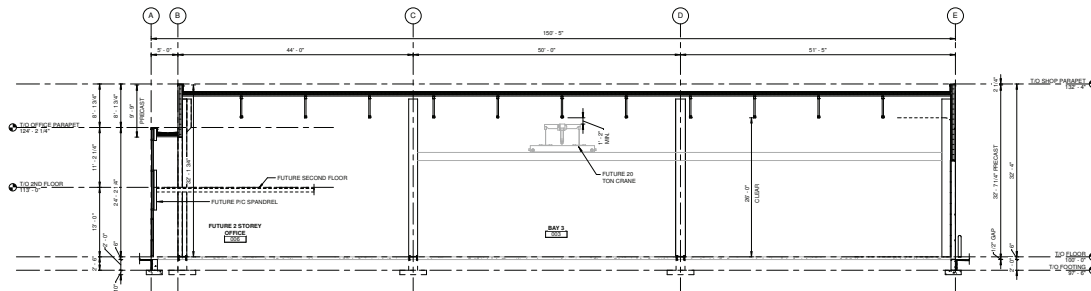
ENVIRONMENTAL

- White roof design
- 4"-6" Styrofoam infused panels for R30 insulation
- Two bus stops on site

BUILDING SECTIONS



1 Building Section 1
1/8" = 1'-0"



2 Building Section 2
1/8" = 1'-0"

FEATURES

- 28' Clear
- Crane Ready



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