



BAY RIDGES

Industrial Centre

1575 CLEMENTS ROAD
PICKERING, ONTARIO

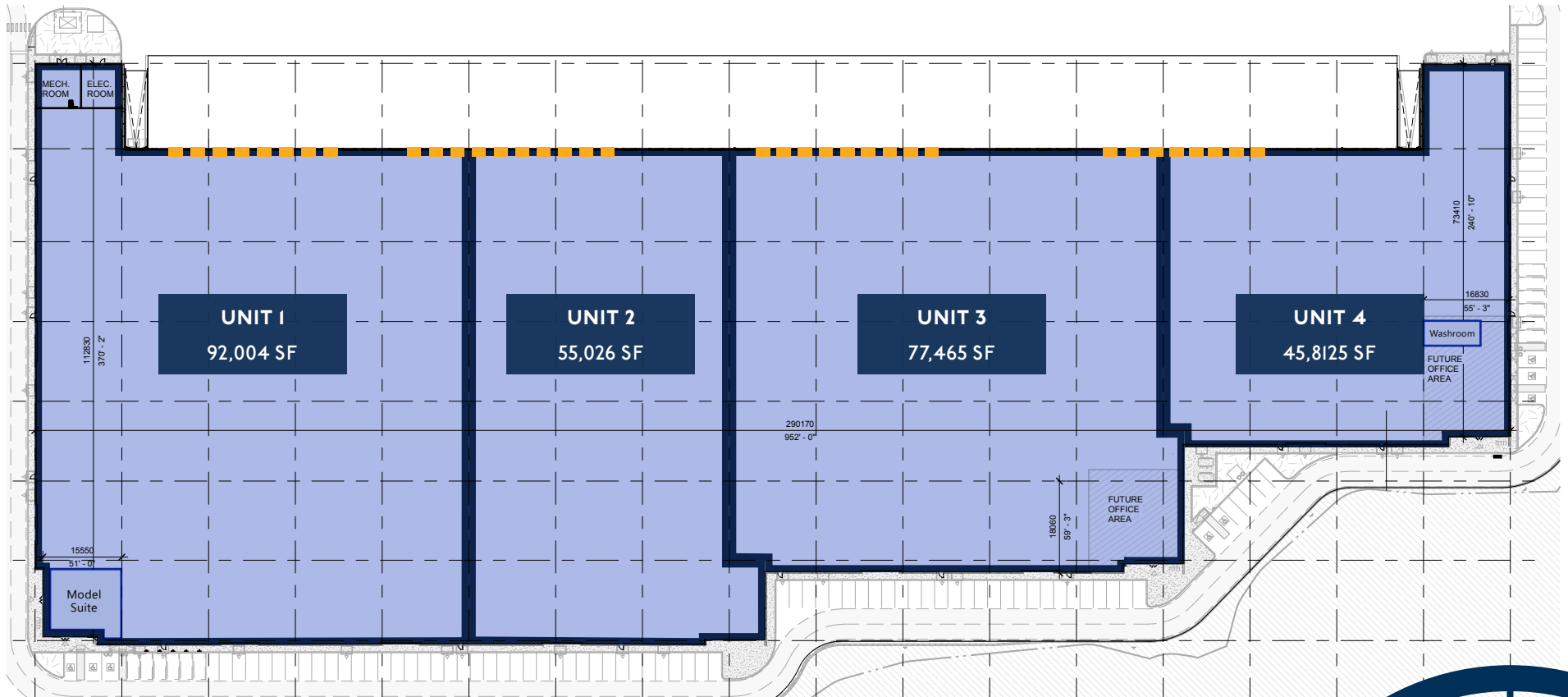
270,307 SF
AVAILABLE IMMEDIATELY



NORTHAM
REALTY ADVISORS LIMITED

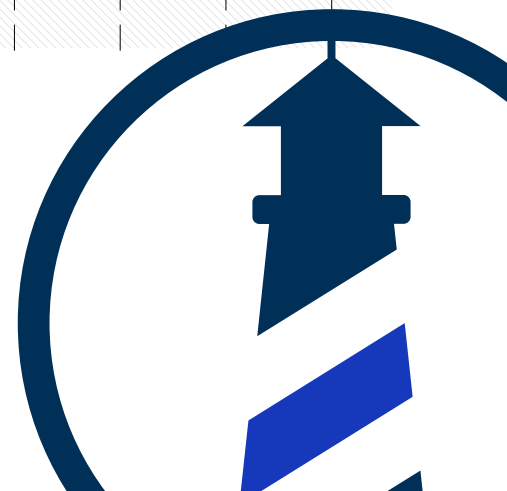


SITE PLAN

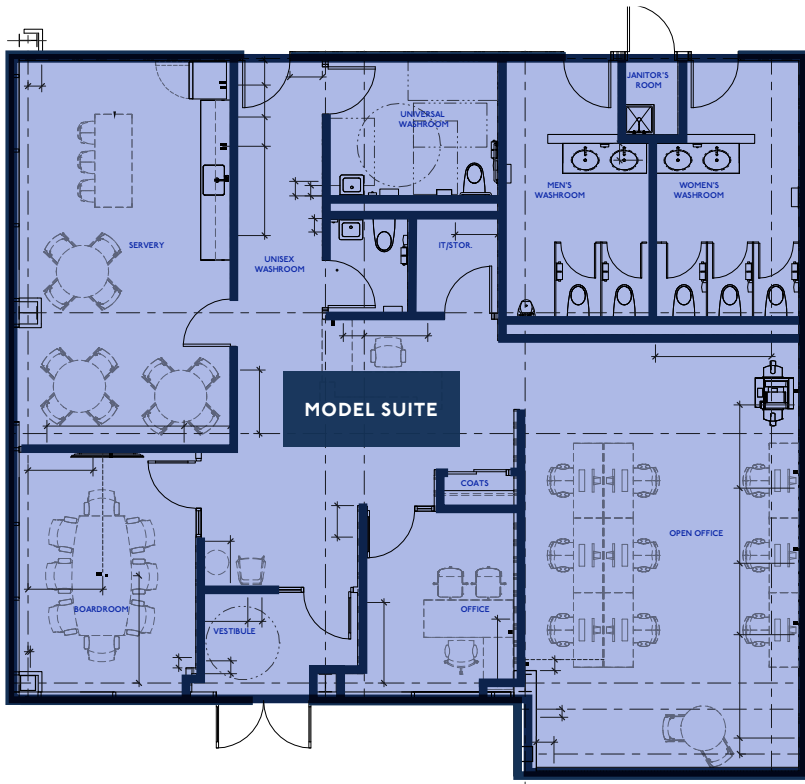


■ = Dock Level Door

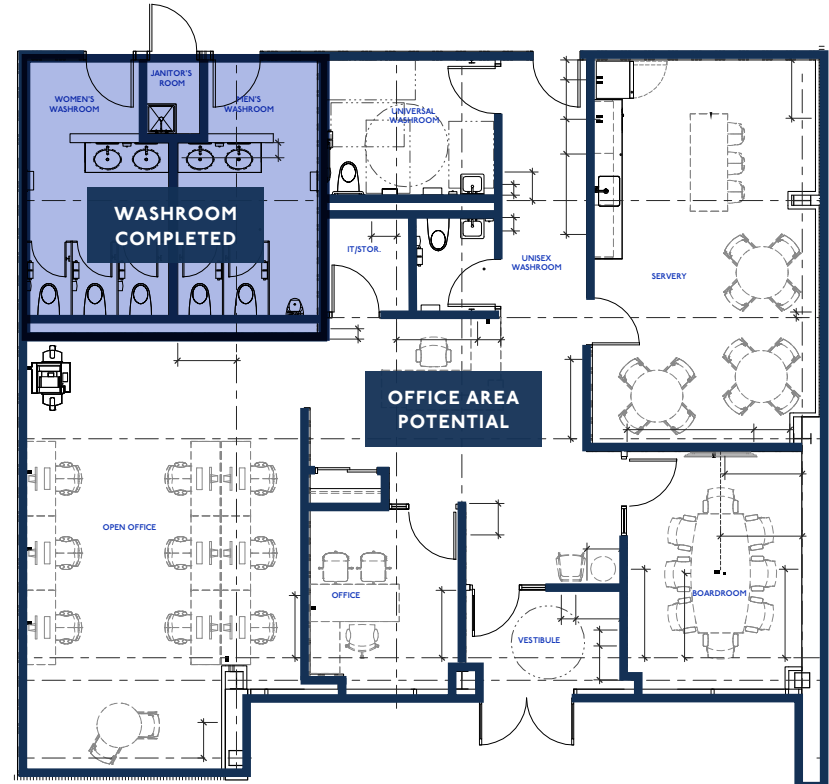
Bay Ridges Industrial Centre is a **270,307 SF** mid-bay industrial building on 22-acres of land in Pickering, just minutes from Highway 401. It offers flexible configurations starting at **45,812 SF**, available immediately.



FLOOR PLANS



Unit 1 Model Suite



Unit 4 Office



MODEL SUITE



BUILDING IS FULLY COMPLETED



LOCATION



TRANSIT

**Durham Region Transit
Bus Route 101**

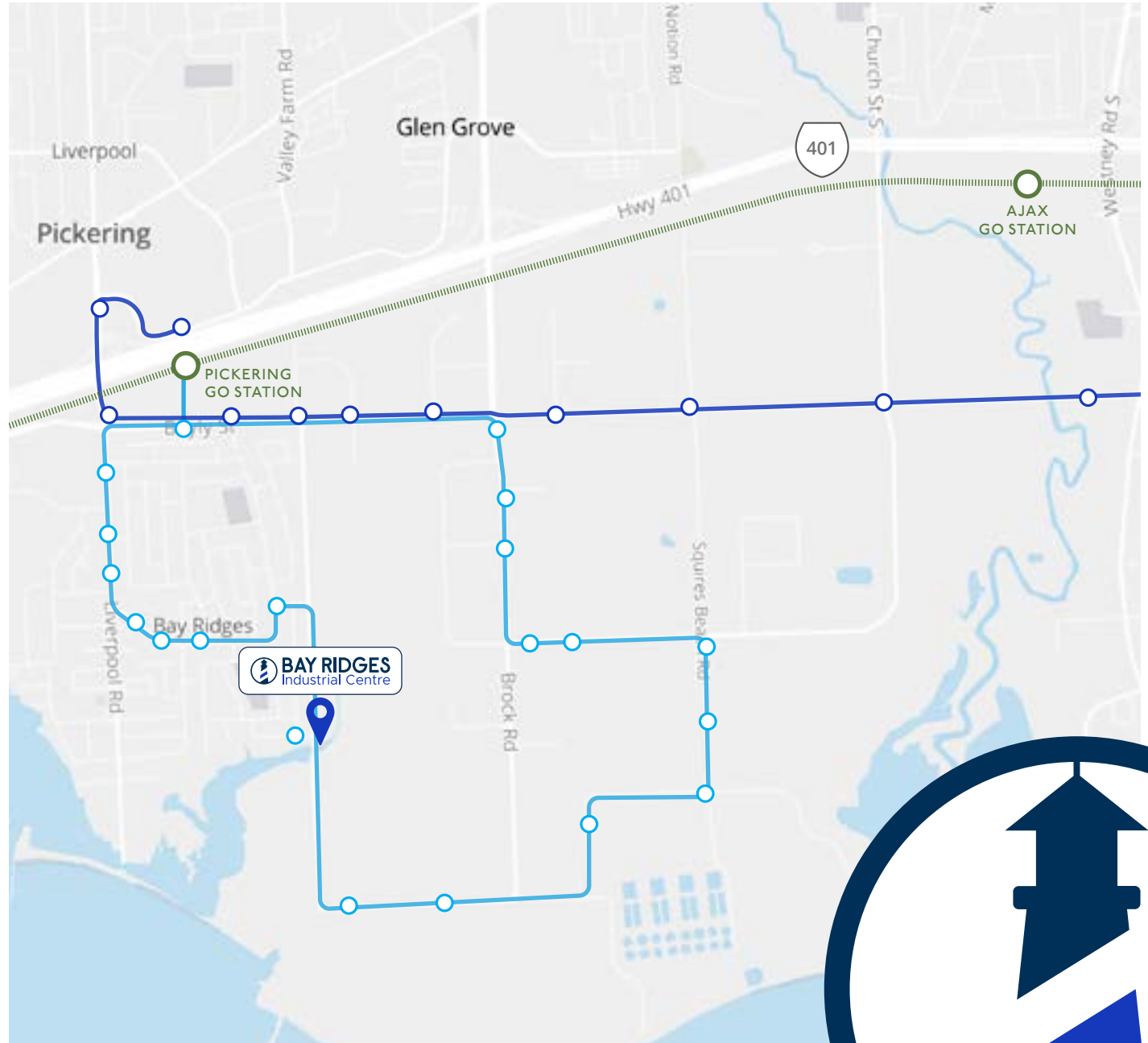
Pickering GO Station Loop

**Durham Region Transit
Bus Route 917**

From Pickering Parkway Terminal
to Oshawa Centre Terminal

**GO Train
Lakeshore East**

From Union Station
to Oshawa GO Station

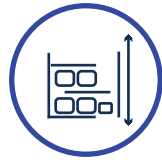


SPECIFICATIONS



RENTABLE AREA

Up to 270,307 SF



CLEAR HEIGHT

40'



PARKING STALLS

177



TRUCK LEVEL DOORS

36 doors and
16 knockouts



DRIVE-IN DOORS

2 doors



TYPICAL BAY SIZE

56' x 51' 8"



TRUCK COURT DEPTH

130'



DOCK LEVELER

50,000 lbs
static capacity



BUILDING DEPTH

Varies from
191' to 320'



LIGHTING

Sensored LED lights
with 10' whips



SLAB THICKNESS

200mm (8")



BUILDING POWER

3,000 Amps



HVAC

Rooftop mounted
Cambridge



WAREHOUSE

White-boxed



MARSHALLING BAY SIZE

59' 10" between grid



SPRINKLERS

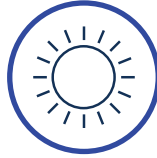
ESFR



SUSTAINABILITY



**SEEKING LEED
CERTIFICATION**



**LIGHT POLLUTION
REDUCTION**



**8 ELECTRIC VEHICLE
CHARGING STATIONS**



**LOW-EMITTING
FINISHING MATERIALS**



**WATER EFFICIENT
LANDSCAPING**







**POST-CONSUMER
RECYCLED CONTENT**



**ENVIRONMENTAL
QUALITY LED LIGHTING**

This first class industrial development will focus on an energy efficient design by increasing the building structure and “R” value rating on the base building specifications to allow a simpler conversion.

-  24" of R15 rigid perimeter insulation at all foundations and 48" at dock walls
-  7lb psf load capacity in roof structure to accommodate solar panel system occupying approx 100% of roof
-  Exterior Wall Thermal Performance R29 (min) for Precast Cladding and R29 for Insulated Metal Panel Cladding
-  Roof Thermal Performance R35 (min)
-  Aluminum Curtain Wall System (U-0.34, SHGC-0.38 and VT-0.44)





BAY RIDGES

Industrial Centre

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