

Tupper Industrial Developers Limited

This is an informational site detailing the Tupper Industrial Developers Limited (TIDL) facility located in Point Tupper, Nova Scotia, Canada. The entire property is zoned industrial and consists of 250 acres of land as well as four buildings. The combined office and warehouse space of approximately 100,000 square feet. There are existing rail lines bordering both the front and rear sections of the property.

TIDL is presently open for discussion concerning the development, lease and or sale of any building or combination of buildings and/or land.

Combined Office/Warehouse Building



Architectural Style:	Single story industrial warehouse with two-story office section
Year Built:	1980
Building Base Area:	1,997.8 m ²

Brief Specifications

Exterior

Foundation:	Poured Concrete
Walls:	Steel insulated sandwich panels
Frame:	Steel
Roof:	Tar and gravel finish on steel Q-decking on open web steel joists
Insulation – Walls:	Fibreglass in walls
Insulation – Roof:	Rigid insulation
Windows:	Double glazed windows in aluminum frames
Doors:	<ul style="list-style-type: none">- Double entrance doors- One set glazed in aluminum frame- Individual doors- Eight metal faced in metal frames- Vehicular doors- Nine metal panel overhead type doors
Chimney:	None
Fire Escape/	
Exterior Staircases:	None
Downspouts and Guttering:	None
Porches and Steps:	None
Structural Repair:	Good
Paintwork:	Good

Interior

Basement: None

Ground Floor

Ground Floor – Washrooms and Locker Rooms:

Floor: Quarry tile and vinyl asbestos tile
Walls (finish): Washrooms- Ceramic tile
Locker rooms- Painted concrete block
Ceilings (finish): Exposed open web joists and decking
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 2.5 m

Ground Floor – Offices in the Workshop Sections:

Floor: Poured concrete and vinyl asbestos tile
Walls (finish): Painted concrete block and painted gyproc
Ceilings (finish): Suspended 'T' bar with acoustic tile and painted gyproc
Doors and Trim: Solid core doors with metal trim
Clear Height: 2.4 m

Ground Floor – Finished Space (Remainder):

Floor: Vinyl asbestos tile
Walls (finish): Painted concrete block and painted gyproc
Ceilings (finish): Suspended concrete block and painted gyproc
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 2.5 m

Ground Floor – Woodworking Shop:

Floor: Poured concrete
Walls (finish): Painted concrete block
Ceilings (finish): Painted gyproc
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 2.5 m

Ground Floor – Unfinished Space (Remainder):

Floor: Poured concrete
Walls (finish): Concrete block
Ceilings (finish): Exposed open web joist s
Doors and Trim: Solid core doors with metal trim
Clear Height: 6.93 m

Second Floor

Second Floor – Washrooms:

Floor: Quarry tile
Walls (finish): Ceramic tile
Ceilings (finish): Suspend 'T' bar with acoustic tile
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 2.4 m

Second Floor – Electrical and Mechanical Rooms:

Floor: Vinyl asbestos tile
Walls (finish): Painted concrete block
Ceilings (finish): Exposed open web joists
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 2.5 m

Second Floor – Remainder:

Floor: Carpet and vinyl asbestos tile
Walls (finish): Painted gyproc
Ceilings (finish): Suspended 'T' bar with acoustic tile
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 2.4 m

Plumbing

Fixtures and Location: Ground floor:
- 1 x 7 piece washroom with shower room (4 shower heads)
1 x 6 piece washroom with shower room (4 shower heads)
4 stainless steel sinks in Kitchen
1 Drinking fountain in corridor

Second Floor

1 x 5 piece washroom
1 x 4 piece washroom

Equipment: Two x 60 gallon John Wood electric hot water heaters

Heating

Type of Furnace: Steam heat supplied from central heat exchanger unit located on site
Type of Radiation: Finished space- Baseboard heaters
Pipe and Fab shop and locker rooms- Ducted hot air
Remainder- Overhead space heaters
Zoned Heating: All workshops and office areas have separate zones
Supplementary Heating: Locker rooms- Electric baseboard heater
Garage- Overhead electric heater with ducted air radiation

Air-conditioning

Type of Air-conditioner: Cafeteria- Air circulation system
Type of Radiation: Ceiling mounted vents
Supplementary Ventilation: Pipe and Fab shop- Four 'smog hog' industrial air cleaning units
Iron workers shop- One 'Smog Hog' industrial air cleaning unit

Electrical

Service Entrance: Three phase, (7) 600V, 225 Amps
Fixtures: Finished space- Recessed fluorescent lighting
Unfinished space
- Woodworking shop: fluorescent
- Remainder: incandescent

Sprinkler System

Type: Wet charged system throughout

Fire Protection

Sensors:	Smoke sensors throughout
Pull Stations:	Throughout
Fire Alarm Panel:	'Edwards of Canada'. Located in Ground floor entrance
Emergency Lighting:	'Rycroft', 'Teledyne' (and other) battery units throughout

Elevators	None
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Fixed Equipment

Type:	One 'Munck' gantry
Size: (Capacity)	Ten ton
Location:	Pipe and Fab shop