

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:	Main structure 1968 Emergency generator building 1980
Building Base Area:	Main structure 3,0812 m ² (Excludes card rack building, built in 1981) Emergency generator building 626 m ²

Brief Specifications

Exterior

Foundation:	Poured Concrete
Walls:	Storage and workshop area: Aluminum V-beam siding Office section: Facing brick with aluminum V-beam façade
Frame:	Steel
Roof:	Main structure: Tar and gravel finish on steel Q-decking on open web and steel joists Emergency generator building: Steel Q-decking
Insulation – Walls:	38 mm Polystyrene
Insulation – Roof:	25 mm Rigid insulation

Windows: Single glazed windows in metal frames
 Doors: - Double entrance doors Two sets glazed in aluminum frame
 Two sets metal faced in metal frames
 Individual doors- Four metal faced and glazed in metal frames
 Vehicular doors- Four metal roller shutter type
 Chimney: One steel chimney
 Fire Escape/
 Exterior Staircases: Metal staircase up to roof
 Downspouts and Guttering: Main structure: None
 Emergency generator Building: metal gutter and downspout
 Porches and Steps: None
 Structural Repair: Good
 Paintwork: Good

Interior

Basement: None

Ground Floor

Ground Floor – Entrance, Corridor (Part):

Floor: Quarry tile
 Walls (finish): Painted concrete block, facing brick and plywood
 Ceilings (finish): Suspended 'T' bar with acoustic tile
 Doors and Trim: Solid core/glazed doors with metal trim
 Clear Height: +/- 24 m

Ground Floor – Washrooms:

Floor: Quarry tile
 Walls (finish): Ceramic tile and painted concrete block
 Ceilings (finish): Suspended 'T' bar with acoustic tile
 Doors and Trim: Solid core doors with metal trim
 Clear Height: +/- 24 m

Ground Floor – Locker room:

Floor: Quarry tile
 Walls (finish): Painted concrete block
 Ceilings (finish): Exposed open web joists and steel decking
 Doors and Trim: Solid core doors with metal trim
 Clear Height: 37 m

Ground Floor – Office Section (Remainder):

Floor: Vinyl asbestos tile
 Walls (finish): Painted concrete block and painted covered gyproc
 Ceilings (finish): Suspended 'T' bar with acoustic tile
 Doors and Trim: Solid core/glazed doors with metal trim
 Clear Height: 24 m

Second Floor

Second Floor – Washrooms:

Floor: Slate
Walls (finish): Ceramic tile and vinyl
Ceilings (finish): Suspend ‘T’ bar with acoustic tile
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 24 m

Second Floor – Lab:

Floor: Vinyl and ceramic tile
Walls (finish): Painted concrete block and painted gyproc
Ceilings (finish): Suspend ‘T’ bar with acoustic tile
Doors and Trim: Hollow core doors with metal trim
Clear Height: +/- 24 m

Second Floor – Remainder:

Floor: Carpet and vinyl asbestos tile
Walls (finish): Painted concrete block and vinyl covered gyproc
Ceilings (finish): Suspended ‘T’ bar with acoustic tile
Doors and Trim: Solid core doors with metal trim
Clear Height: +/- 24 m

Plumbing

Fixtures and Location: Ground floor:
1 x 9 piece washrooms
1 x 3 piece washrooms
2 sinks in Medical Centre
1 sink in Safety Equipment room

Second Floor
1 x 8 piece washroom
1 x 6 piece washroom

Lab:
1 “Emergency Eye Wash” unit
Several chemical waste sinks

Heating

Type of Furnace: “Canadian Blower Forge Co” warm air unit distributes heat through building
Steam heat supplied from central heat exchanger unit located on site

Type of Radiation: Ducted hot air through ceiling mounted vents

Zoned Heating: Storage/Workshops and Office section have separate zones

Supplementary Heating: One hot water space heater located on ground floor near computer room
Electric baseboard heaters in some ground floor offices

Air-conditioning

Type of Air-conditioner: Air circulation system throughout the office sections
Type of Radiation: Ceiling mounted vents
Supplementary Ventilation: Payroll Section: Two wall mounted unit air-conditioners
Computer room: Two wall mounted unit air-conditioners
Lab: One wall mounted air chiller unit

Electrical

Service Entrance: 600V, 400 Amps:
Fixtures: Office sections, Lab and Workshop below Mezzanine:
- fluorescent lighting
Remainder of Storage/Workshop Section:
- Mercury vapour lighting
Equipment: PA system throughout the building

Sprinkler System

Type: Wet charged system throughout

Fire Protection

Sensors: Smoke sensors in office sections
Pull Stations: Throughout
Fire Alarm Panel: 'Edwards of Canada' Located in Central Control Room
Emergency Lighting: 'Teledyne' (and other) battery units throughout
Other: Computer room and Central Control Room: Ceiling mounted Halon units

Elevators

None