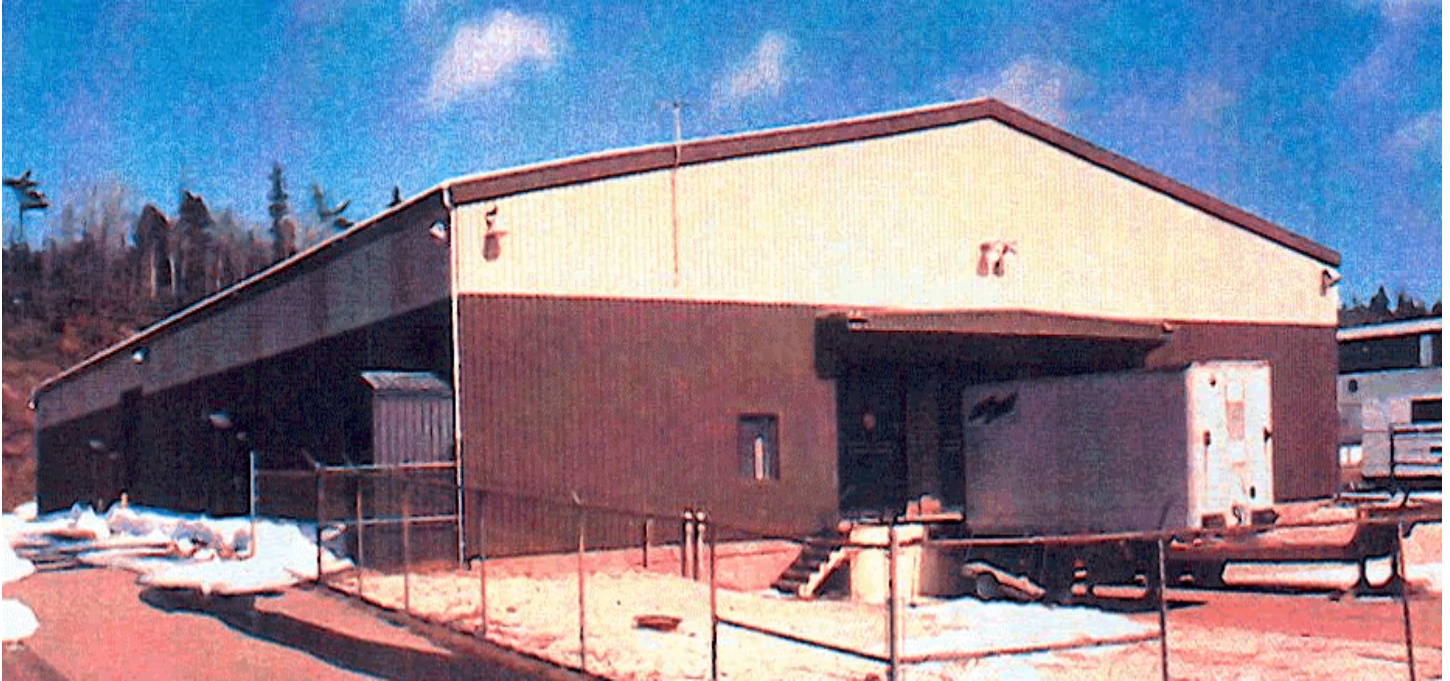


Tupper Industrial Developers Limited

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

Warehouse Building



Architectural Style: Single story industrial warehouse
Year Built: 1980
Building Base Area: 1,858.0 m2

Brief Specifications

Exterior

Foundation: Poured Concrete
Walls: Corrugated steel sandwich panels
Frame: Steel
Roof: Shallow pitch roof with corrugated metal covering
Insulation – Walls: Fibreglass
Insulation – Roof: Vinyl blanket
Windows: Office area: Double steel sliders
Storage area: Translucent panels
Doors: Individual doors: Nine metal faced/glazed doors in metal frames
Vehicular doors: Four metal panel overhead type doors
Chimney: None
Fire Escape/
Exterior Staircases: None
Downspouts and Guttering: Metal downspouts and guttering

Porches and Steps:	Two sets of concrete steps at front
Structural Repair:	Good
Paintwork:	Good

Interior

Basement:	None
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Ground Floor

Ground Floor – Receiving Offices:

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

Ground Floor – Finished space:

Floor:	Carpet and vinyl asbestos tile
Walls (finish):	Painted concrete block and gyproc
Ceilings (finish):	Suspended 'T' bar with acoustic tile
Doors and Trim:	Solid core/glazed doors with metal trim
Clear Height:	2.5 m

Ground Floor – Un-finished Space:

Floor:	Poured concrete
Walls (finish):	Metal siding
Ceilings (finish):	Exposed insulating blanket
Doors and Trim:	Solid core doors with metal trim
Clear Height:	+/- 5.4 m

Plumbing

Fixtures and Location:	one x 3 piece washroom one x 2 piece washroom One emergency shower and eyewash
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Equipment:	40 gallon electric hot water heater
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Heating

Type of Furnace:	Steam heat supplied from central heat exchanger unit located on site
Type of Radiation:	Office Space: Baseboard heaters Unfinished space: Overhead space heaters
Zoned Heating:	Office Space: Two zones Unfinished Space: Separate controls for each (or for two) space heaters
Supplementary Heating:	None

Air-conditioning	None
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Electrical

Service Entrance: 600V, 225 Amps
Fixtures: Office space: Fluorescent lighting
Unfinished space: Mercury vapour lighting
Equipment: P.A. system throughout

Sprinkler System

Type: Wet charged system throughout

Fire Protection

Sensors: None
Pull Stations: None
Fire Alarm Panel: None
Emergency Lighting: 'Chloride' battery units

Elevators None

Fixed Equipment

Type: Two automatic dock levellers