

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:	1979
Building Base Area:	2,299.3 m2

Brief Specifications

Exterior

Foundation:	Poured Concrete
Walls:	Corrugated metal siding
Frame:	Steel
Roof:	Shallow pitch roof with corrugated metal covering
Insulation – Walls:	Vinyl blanket
Insulation – Roof:	Vinyl blanket
Windows:	Glazed window in metal frame, with security bars
Doors:	Individual doors: One metal faced and glazed door in metal frame Six metal faced doors in metal frames Vehicular doors: One metal panel overhead type doors
Chimney:	None
Fire Escape/ Exterior Staircases:	None
Downspouts and Guttering:	Metal downspouts and guttering
Porches and Steps:	Concrete steps to front entrance door

Structural Repair: Good
Paintwork: Good

Interior

Basement: None

Ground Floor

Ground Floor – Office:

Floor: Poured concrete
Walls (finish): Concrete block
Ceilings (finish): Reinforced concrete
Doors and Trim: Metal faced individual door in metal frame
Clear Height: +/- 2.4 m

Ground Floor – Remainder:

Floor: Poured concrete
Walls (finish): Concrete block, metal siding and exposed vinyl blanket
Ceilings (finish): Exposed vinyl blanket
Doors and Trim: Metal faced individual doors in metal frames
Four vehicular metal roller shutter type doors
Clear Height: 5.46 m

Plumbing

Fixtures and Location: Emergency shower and eyewash in the change room

Heating

Type of Furnace: Heat distribution unit located above office
Steam heat supplied from central heat exchanger unit located on site
Type of Radiation: Ducted hot air
Zoned Heating: Single zone
Supplementary Heating: None

Air-conditioning None

Electrical

Service Entrance: 600V, 60 Amps
Fixtures: Office: Fluorescent lighting
Remainder: Mercury vapour lighting
Equipment: P.A. system throughout

Sprinkler System

Type: None

Fire Protection

Sensors: Smoke sensors throughout
Pull Stations: Located in main exits
Fire Alarm Panel: “Edwards of Canada” located in the Shipping/Receiving area
Emergency Lighting: “Surette Battery Ltd.” Units throughout

Security

“Siemens” closed circuit scanners outside the building
Monitored in Central Control Room of Building #ZB-900

Elevators

None

Fixed Equipment

Type: Automatic dock levellers