

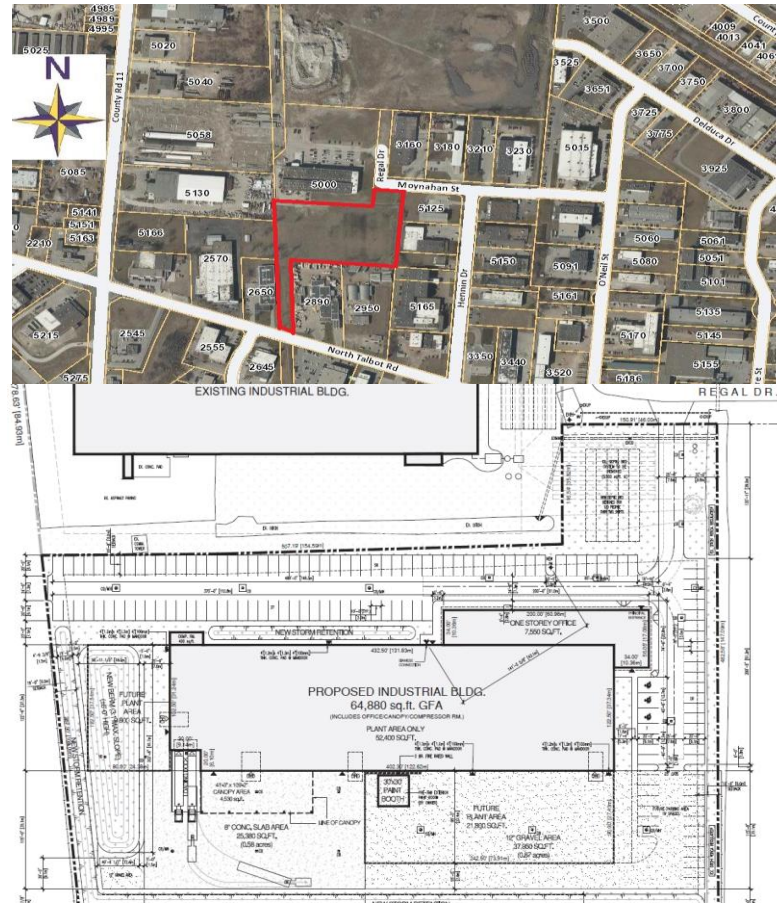
# BUILD TO SUIT

**ROSATI**  
**DESIGNBUILD**  
PROGRAM

**BUILD TO SUIT FOR INDUSTRIAL PLANT UP TO 100,000 SQ. FT.**

**LOCATION:** 5000 Regal  
**CATEGORY:** Build To Suit  
**SIZE:** 100,000 Sq. Ft.

- South of Moynihan Dr. in the Delduca Industrial Park
- Vacant 6.4 acre industrial land zoned M1
- Industrial building of up to 100,000 Sq Ft can be built
- Build to suit and Leaseback available
- See site plan attached



For More Information Please contact:

**David Mady, Sales Representative, VP of Real Estate Development**

Royal LePage Binder Real Estate, Brokerage – Independently Owned & Operated

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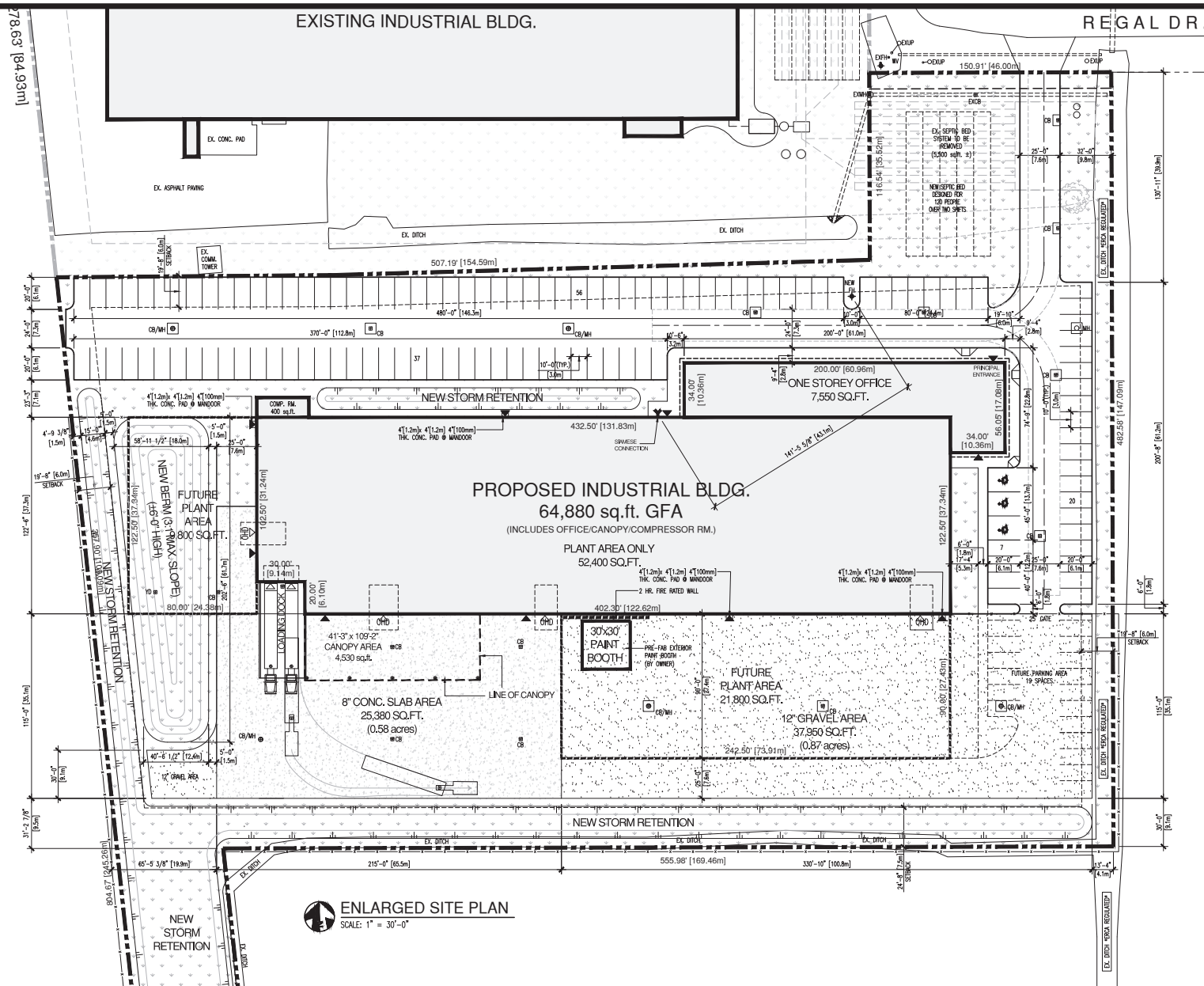
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## PROPOSED ADDITION

LOT ZONING =	M1
LOT AREA =	278,520 SQ.FT. (6.39 ACRES)
ONE STOREY OFFICE AREA :	7,550 SQ.FT.
PLANT AREA :	52,400 SQ.FT.
COMPRESSOR ROOM :	400 SQ.FT.
CANOPY AREA :	4,530 SQ.FT.
TOTAL BUILDING AREA =	64,880 SQ.FT.
LOT COVERAGE (40% MAX.) =	64,880 SQ.FT. - 23.29%
MAX. BUILDING HEIGHT =	34.40' (10.0m)
MIN. LOT FRONTAGE =	98.43' (30.0m)
FRONT YARD SETBACK =	39.40' (12.0m)
SIDE YARD SETBACK =	19.68' (6.0m)
REAR YARD SETBACK =	24.60' (7.5m)
PARKING REQUIRED =	91 SPACES (INCL. 2 H.C.)
PARKING PROVIDED =	120 SPACES (INCL. 3 H.C.)
LANDSCAPING REQUIRED (10% MIN.) =	27,850 SQ.FT.
LANDSCAPING PROVIDED =	101,385 SQ.FT. (36.40%)

## BUILDING CLASSIFICATION

INDUSTRIAL BUILDING, GROUP F, DIVISION 2, SPRINKLERED  
ONE STOREY, FACING 1 STREET (O.B.C. 3.2.2.70)

ENLARGED SITE PLAN  
SCALE: 1" = 30'-0"

DRAWING TITLE:  
ENLARGED SITE PLAN

PROJECT / CLIENT:

PROPOSED NEW INDUSTRIAL BUILDING  
SANDWICH SOUTH, ONTARIO

DATE	ISSUED FOR:	DATE	ISSUED FOR:

PROJECT No.: 2021034  
SCALE: 1" = 30'-0"  
DRAWN BY: DJ  
CHECKED BY: DJ

GENERAL NOTES  
ALL DIMENSIONS TO BE CALCULATED  
AND VERIFIED ON THE JOB SITE, ANY  
AND ALL DISCREPANCIES ARE TO BE  
REPORTED TO THE ARCHITECT OR  
ENGINEER. ALL DRAWINGS REMAIN  
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STAMP:

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NOTES:

DRAWING No.:

A1.1