

# For Sale

30 Sims Crescent  
Richmond Hill, ON





Property Details

- Active subsidiary mining operation, current capacity 550+ miners (expandable) (please speak to the listing team for income details)
- Data centre facility located within Beaver Creek Business Park
- Upgraded power, fibre and HVAC systems in place
- Separate on-site substation with 2,500 KVA
- Excellent shipping area
- Easy Highway 404 & 407 access
- Many area amenities including shopping, dining and entertainment



Sale Price

Speak to listing agent



Annual Taxes

\$40,290.78 (2023)



Location

Leslie Street and Hwy 7



Total Area

17,787 SF



Office Area

10%



Warehouse Area

90%



Available

Immediate



Class A Power

3,000 amps | 600 volts  
(reduction in Kw/h costs)



Clear Height

18'



Shipping Doors

2 Truck level & 1 Drive-in

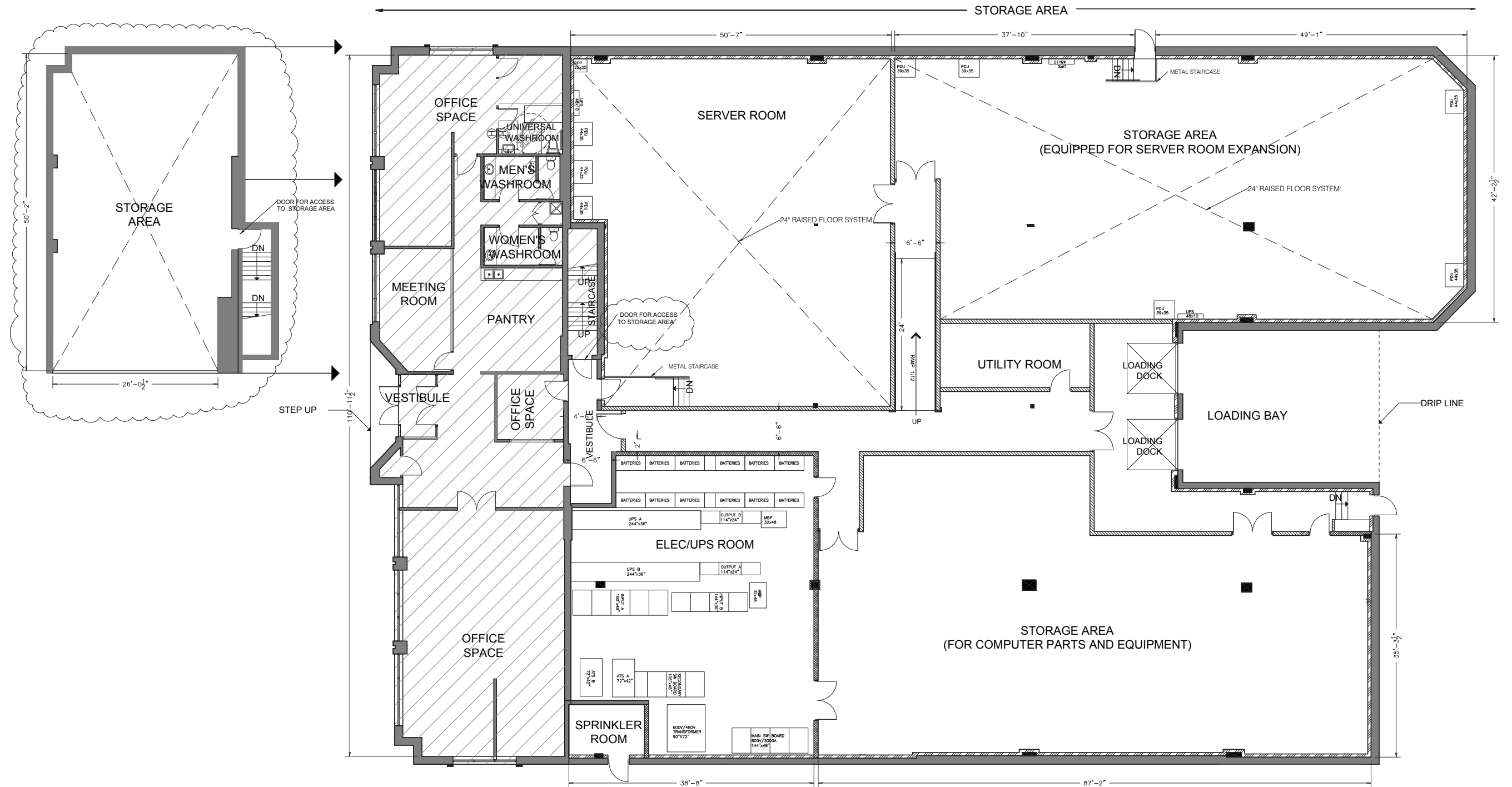
Electric Details

- 1. Main Service Disconnect**  
Schneider Square D Custom Swbd (3000A Frame) Breaker Disconnect  
3000A / 600V
- 2. Stepdown Transformer**  
Input: 600Y/347  
Output: 480Y/277  
kVA: 2500
- 3. Service Switch**  
Schneider Square D Custom Swbd  
480V / 3000A Input Breaker  
Dual 3000A Output Breaker
- 4. Automatic Transfer Switch**  
2 x ASCO 7000 Series 3000A Bypass Isolation ATS
- 5. Input Switchboard A & B**  
2 x Schneider Square D Custom Swbd Series 2 (QED-2)  
480V / 3000A
- 6. Output Switchboard A & B**  
2 x Schneider Square D Standard Swbd (QED-2)  
480V / 2000A
- 7. UPS (A)**  
500kVA N+1 Galaxy VX, Dual Input, Scalable to 1.5MW  
500kW Battery
- 8. UPS (B)**  
To be provisioned for Tier III Compliance
- 9. Data Hall 1 PDU**  
500kVA PDU, 4 x 42 pole panelboards, 8 subfeed breakers,  
480V-208V transformer

Cooling Details

- 1.** 1 X Schneider Electric Ecoflair (250KW Cooling Capacity) installed
- 2.** HVAC ducting for a total of 4 units are installed
- 3.** 2 X 5-Ton HVAC for front office
- 4.** 1 X 10-Ton HVAC for hallway and rear areas

## Floor Plans









Location Map







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