

**INDUSTRIAL FOR LEASE**

# 1345 Redwood Avenue

(+/-) 112,132 sf with up to  
4 Acres of Yard Available



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### PROPERTY HIGHLIGHTS

- Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Avenue and Fife Street
- Close proximity to CentrePort Canada; Canada's only tri-modal inland port with easy access to McPhillips Street and Inkster Boulevard
- Located in Inkster Industrial Park on the corner of Redwood Avenue and Fife Street
- Many amenities in the immediate area including the newly redeveloped North Gate Shopping Centre
- 48' x 42' column spacing
- (+/-) 4 acres of excess land
- Potential to add onto the building or an additional 4 acre compound
- 4 dock & 13 grade loading doors
- (+/-) 16'7" to 23'3" ceiling height
- Fully sprinklered
- Fully fenced truck court
- 1,200 amp 600 volt electrical service
- Zoned M2

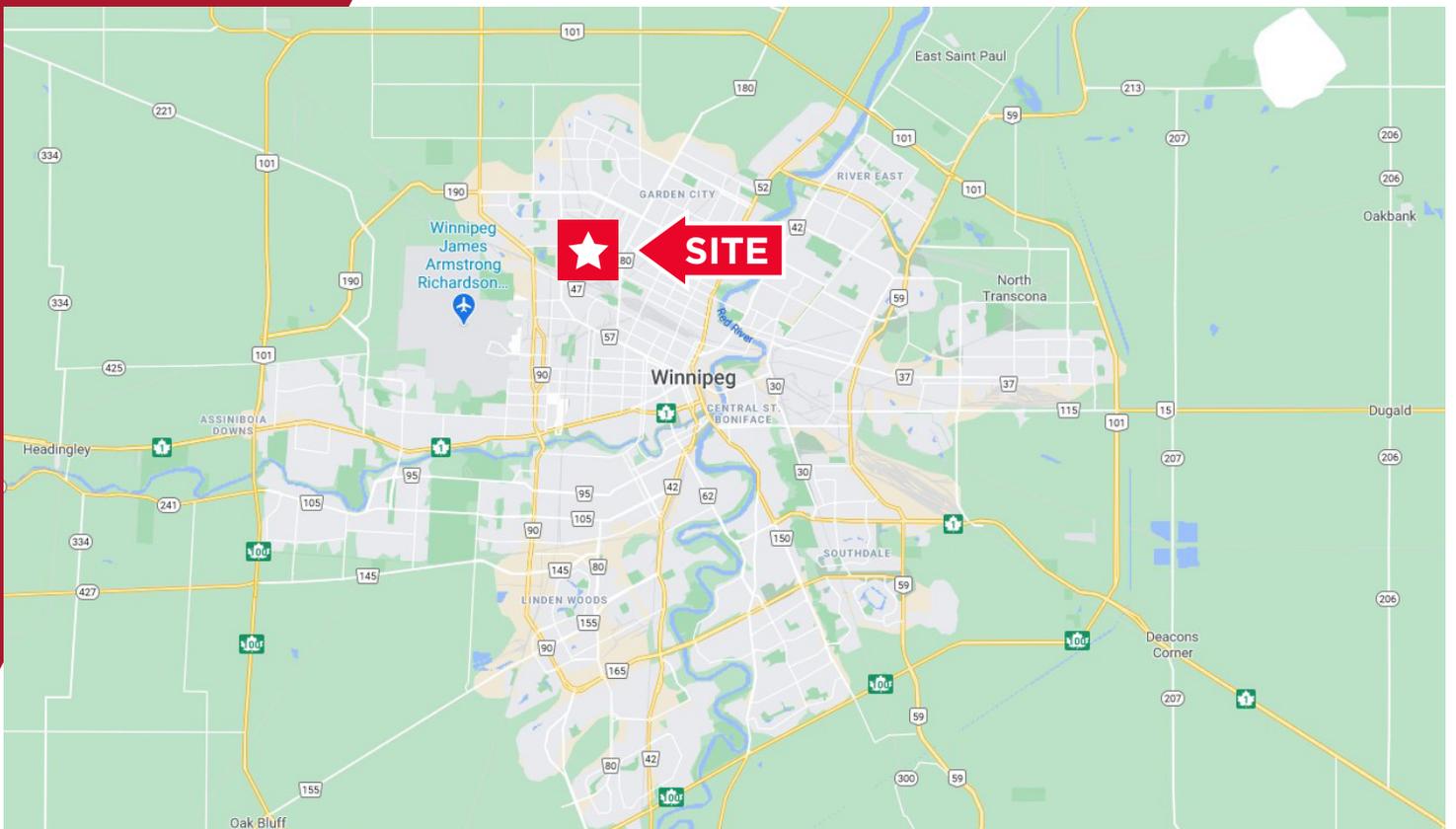
**Lease Rate:** Market

**CAM & Tax:** \$3.09 psf (2021 est.)



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