



(+/-) 24,665 SF INDUSTRIAL SPACE ON (+/-) 5.4 ACRES

Property Highlights

- (+/-) 5,351 sf of office area includes private offices, 3 washrooms and open work space.
- (+/-) 19,314 sf of cross-dock warehouse
- 21' - 23.5' clear ceiling height
- 18 Dock loading doors with levellers and the possibility to add an additional 10 dock doors
- 2 - 10' x 14' grade doors
- Back up generator on site
- Radiant heat in warehouse
- Fully sprinklered
- 3 phase 400 amp 347/600 volt
- Fully fenced and gated compound with paving and gravel

Lease Rate: Market

Tax: \$4.86 psf

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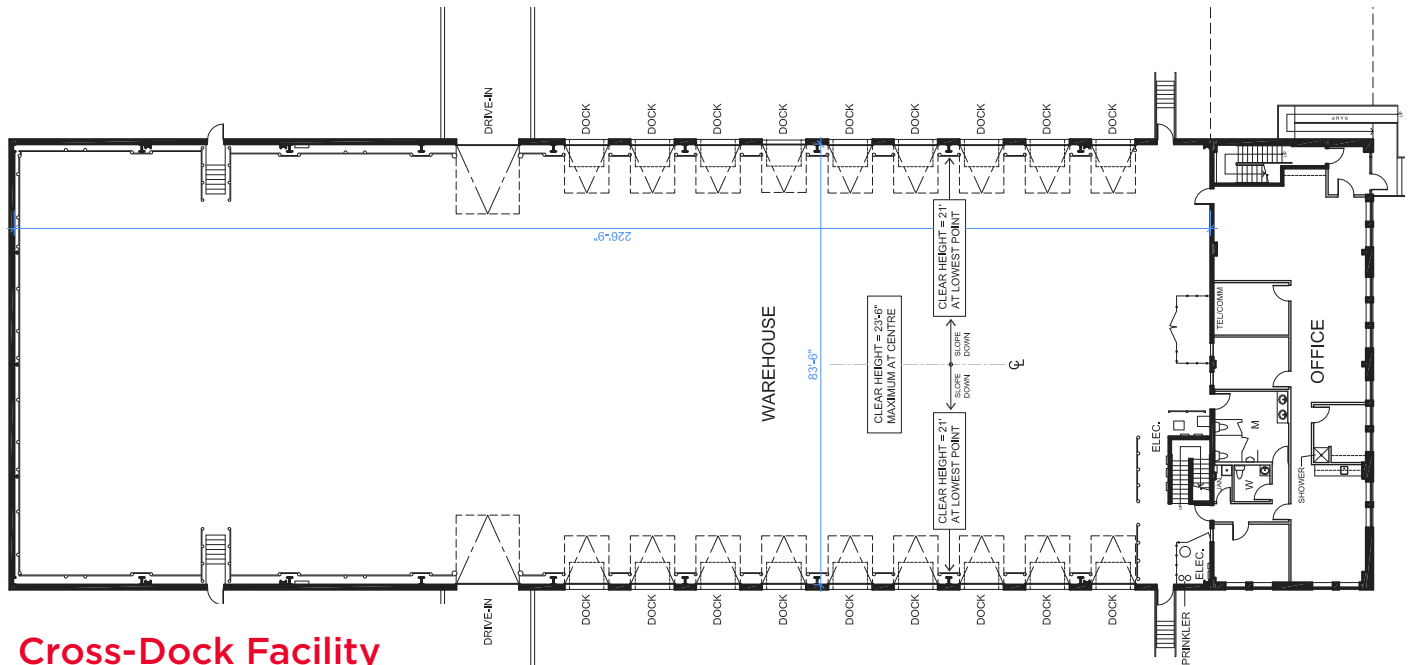
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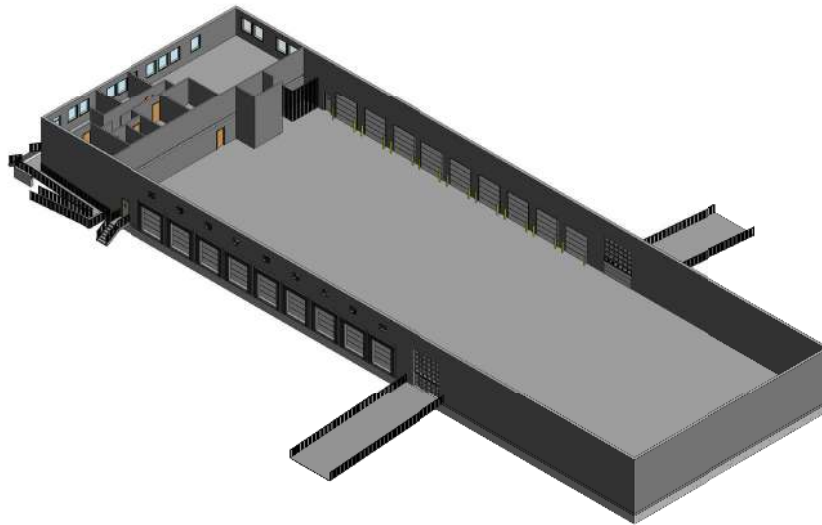
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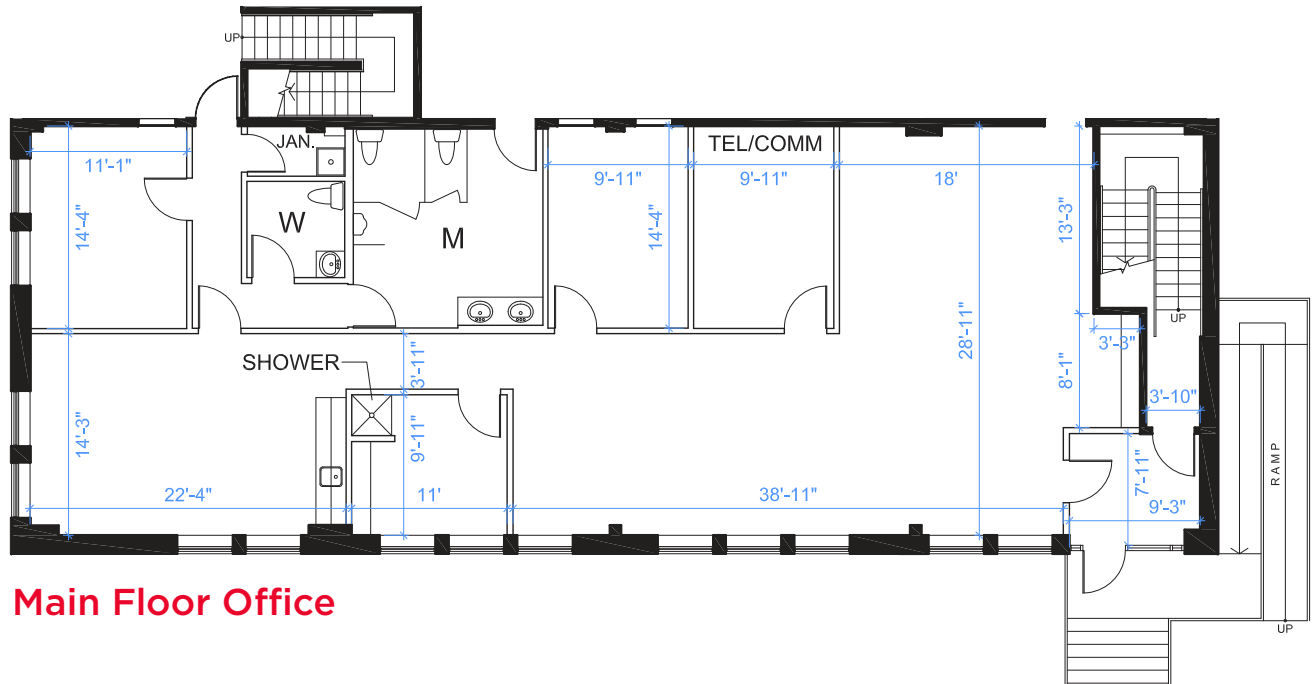
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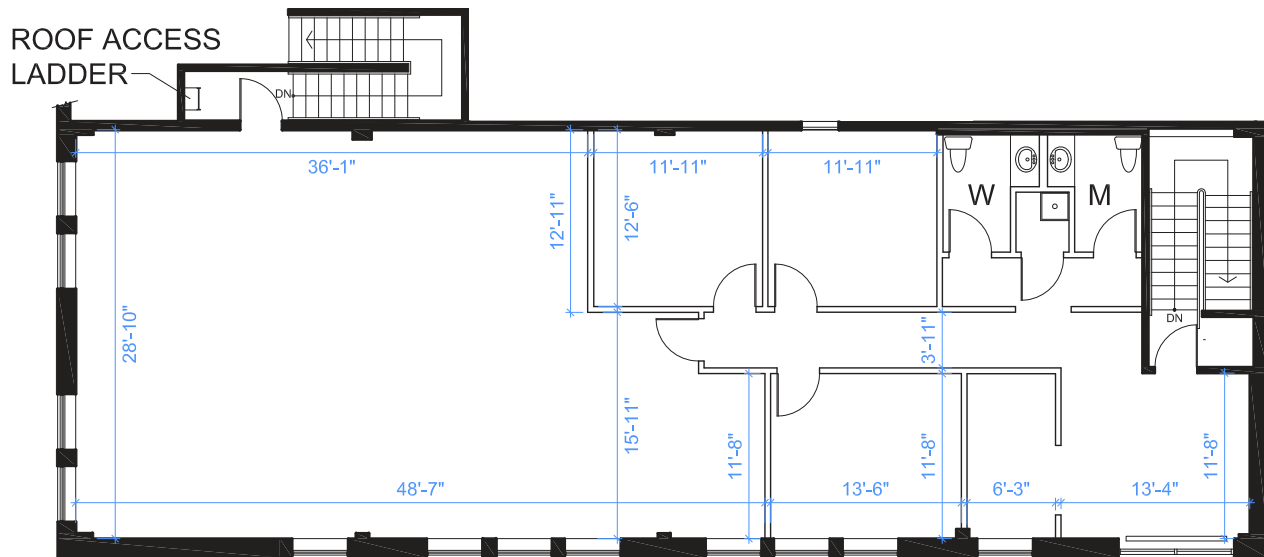
Cross-Dock Facility



Main Floor Rendering



Main Floor Office



Second Floor Office



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