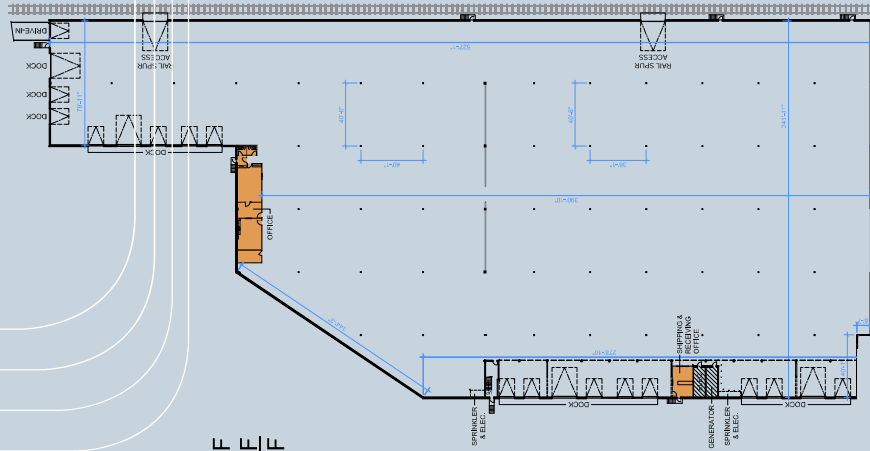


Floor Plan

Available Area

Office	1,042 SF
Warehouse	102,373 SF
Total	103,415 SF



Legend

- Office Area
- Common Area
- Rail Spur

Areas are approximate.

Floor plan is not drawn to scale.

Space Features

- 18 dock-level loading doors,
- 2 dock-level rail loading doors,
- 1 grade loading door with ramp
- 28'3" clear height
- 800 amps, 600 volts, 3-phase electrical service
- ESFR sprinkler system
- LED lighting
- Ample parking
- Rail spur on property



The Team

Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2020 revenues of \$23.8 billion and more than 100,000 employees (excluding affiliate offices). CBRE has been included on the Fortune 500 since 2008, ranking #128 in 2020.

It also has been voted the industry's top brand by the Lipsey Company for 20 consecutive years, and has been named one of Fortune's "Most Admired Companies" for nine years in a row, including being ranked number one in the real estate sector in 2021, for the third consecutive year. Its shares trade on the New York Stock Exchange under the symbol "CBRE".

