



EXCELLENT OWNER/USER OR INVESTMENT OPPORTUNITY

Property Highlights

- 85,145 sq. ft. freestanding building on 2.99 acres
- Dock and grade loading
- Surface and underground parking
- Elevator equipped
- Built out office space
- Building signage and naming rights available
- Tar and gravel roof



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Sale Details

Site Size: 2.99 acres
 Building Size: 85,145 sq. ft.
 Year Built: 1976
 Legal Description: Lot 1, Block 6, Plan 7620459
 Zoning: IB - Industrial Business
 Parking: 49 surface stalls, 41 underground stalls
 Property Taxes: \$167,771.81 (2018)
Sale Price: \$7,000,000 (\$82.21/sq. ft.)

Lease Details - Office

Available Space: Main Floor: 6,188 sq. ft. (demisable)
 Second Floor: 15,417 sq. ft. (demisable)
 Total: 21,605 sq. ft.
 Net Rate: \$9.75 per sq. ft.
 Operating Costs: \$9.75/sq. ft. (2018 estimate)
 T.I. Allowance: Negotiable
 Parking: Underground - \$75.00/month
 Surface - Negotiable
 Availability: Immediate

Lease Details - Warehouse

Available Space: 15,000 sq. ft. (main floor)
 Net Rate: \$7.00/sq. ft.
 Operating Costs: \$3.65/sq. ft. (2018 estimate)
 Ceiling Height: 21'5" - 23'1"
 Loading Doors: Two (2) 12' x 10' grade
 Two (2) 8' x 10' shared dock
 Power Service: 600 amp, 347 volt (TBC)
 Heating: Gas fire overhead
 Sump: Dual compartment sump & trenches
 Lighting: Fluorescent and metal halide
 Availability: 30 days

Property Photos



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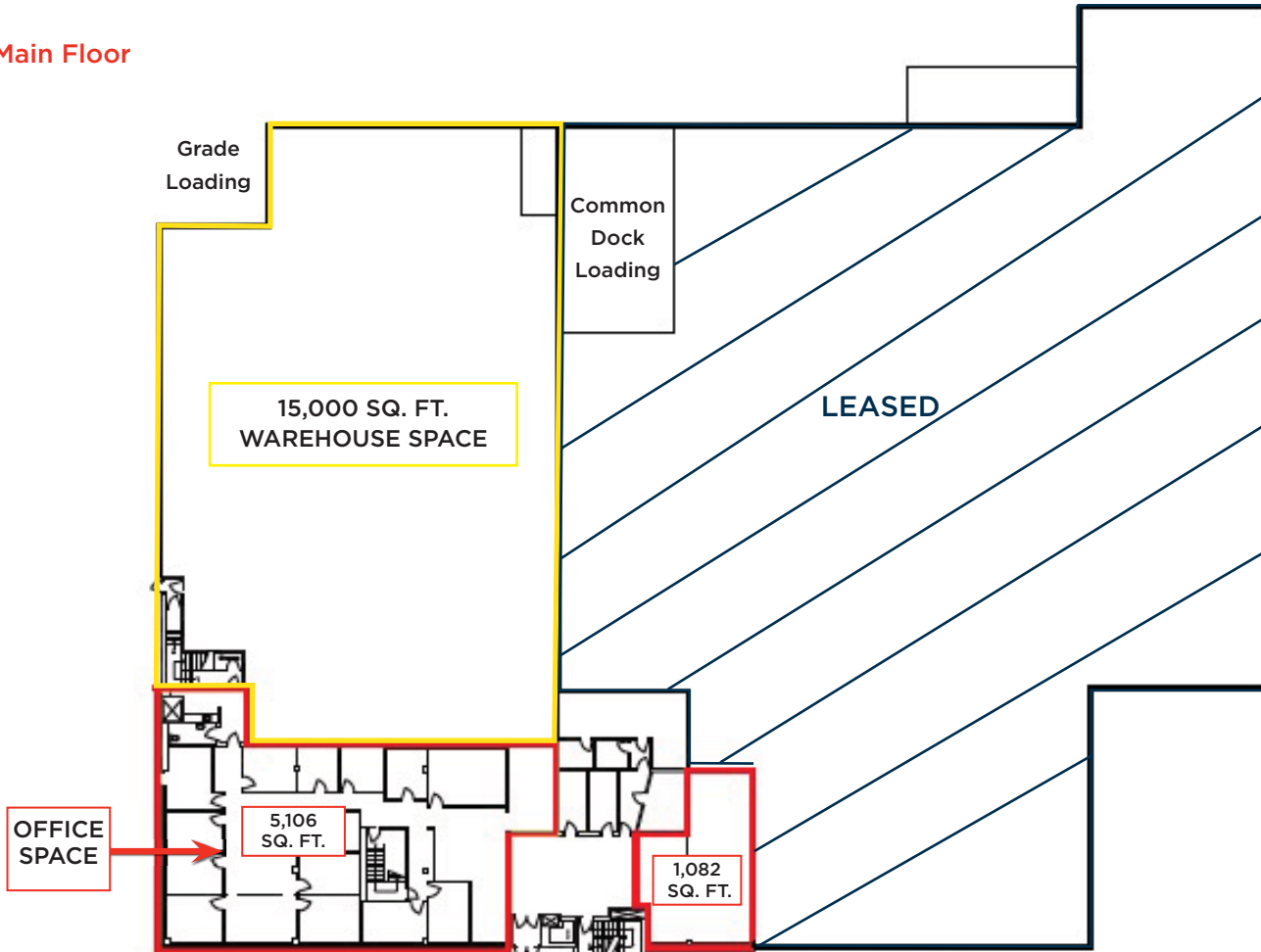
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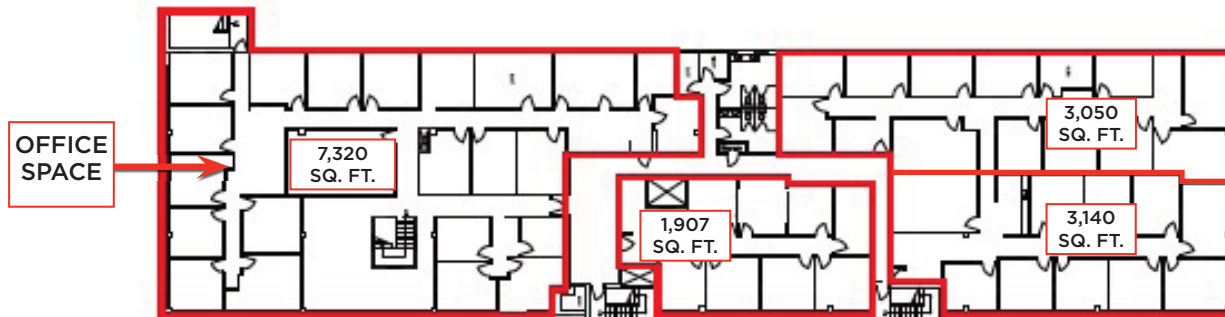
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Floor Plan

Main Floor



Second Floor



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Aerial Map



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