



## FOR LEASE | MODERN INDUSTRIAL BUILDING

Asking Rent: \$8.95 PSF Net | Additional Rent: \$2.00 PSF | Building Area: 60,000 SF

# 450 MERRITT AVENUE BUILDING A

*Chatham, ON N7M 3G2*



**CUSHMAN &  
WAKEFIELD**  
Southwestern Ontario



# ABOUT THE PROPERTY

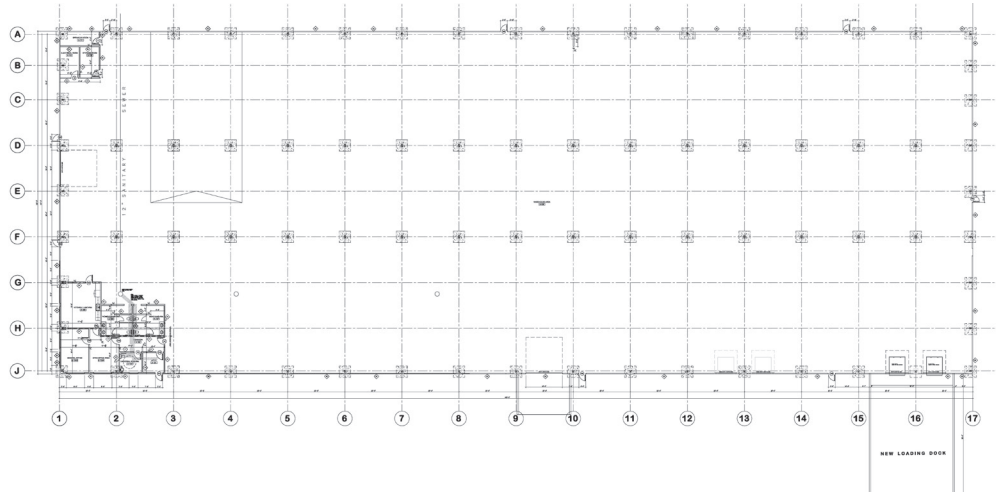
Modern 60,000 square foot industrial building available for lease

AVAILABLE SPACE	SQUARE FOOTAGE	ASKING RENT	ADDITIONAL RENT
BUILDING A	60,000 SF	\$8.95 PSF Net	\$2.00 PSF (Est.)

- Zoning: M1
- Clear Height: 20'-21'
- Dock Level Doors: 2
- Grade Level Doors: 2
- Sprinklered
- Power:
  - » Three Phase
  - » 400 Amps
- The Landlord would consider demising the space at 20,000 square feet



## Building A



### JAMESON LAKE

Sales Representative

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### BRENT RUDELL

Broker of Record

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