

// PROPERTY FEATURES

UNIT:	UNITS 1-2
SIZE:	UNIT 1: 53,351 sf UNIT 2: 49,224 sf Total: 102,575 sf
OFFICE:	+/- 10%
NET RENT:	\$16.50 psf
TMI (2025):	\$4.72 psf
CLEAR HEIGHT:	27'
BAY SIZE:	36'.5" x 26'4"
SHIPPING:	7 truck level
AVAILABILITY:	Immediately



Rectangular layout for efficient racking design



Bay sizes to be confirmed



No recreational uses permitted



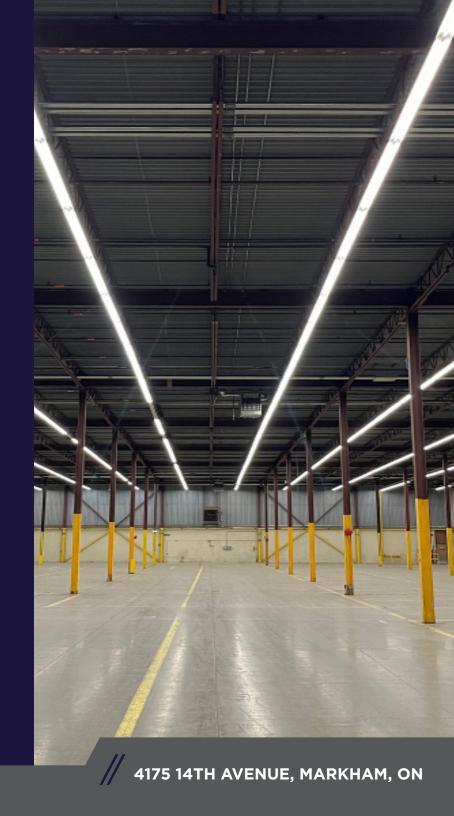
Minimal office



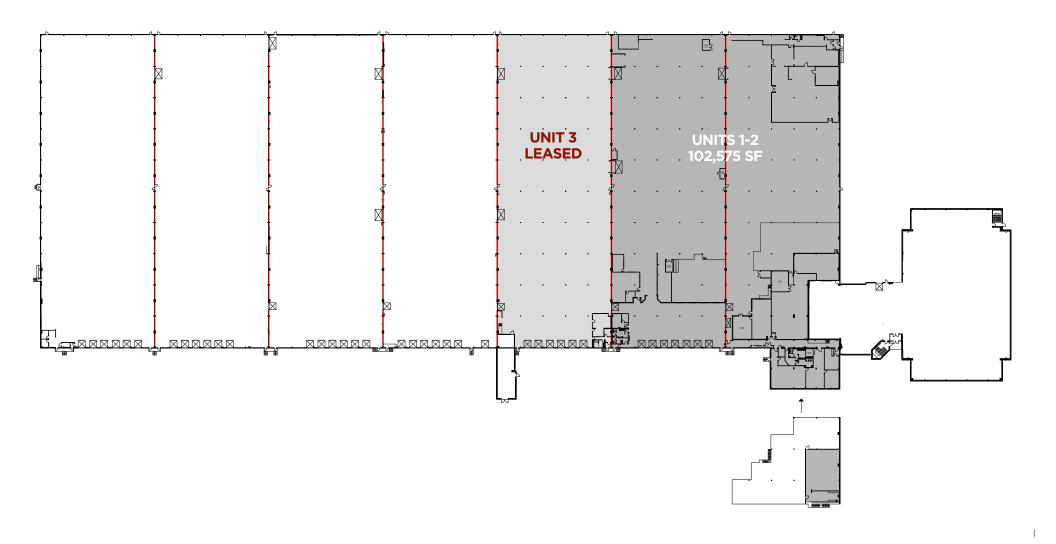
Excellent storage and distribution space



Clean uses only



// BUILDING PLAN





// LOCATION MAP

HIGHWAY 407: 5 MIN | 2.5 KM

HIGHWAY 401: 17 MIN | 9.3 KM

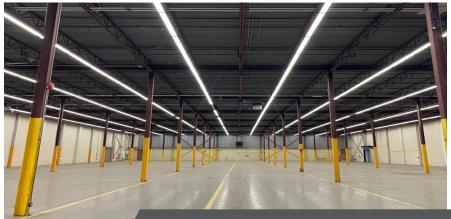
HIGHWAY 404: 7 MIN | 6.4 KM

PEARSON AIRPORT: 24 MIN | 34.4 KM

// GALLERY









CONTACT

GLEN MOORE

Senior Vice President 416 756 5432 glen.moore@cushwake.com

MIKE BROWN

Senior Vice President 416 756 5416 mike.brown@cushwake.com

MELISSA SMITH

Senior Associate 416 756 5480 melissa.smith@ca.cushwake.com

STEVE CONNELL

Senior Vice President 416 721 1018 sconnell@lennard.com



Lennard:

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.