

13908

**HURONTARIO STREET**

CALEDON | ONTARIO



CRANE FACILITY WITH OUTSIDE STORAGE LAND  
**AVAILABLE FOR LEASE**

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# PROPERTY SPECIFICATIONS

<b>Total Area:</b>	28,031 sf
<b>Office Area:</b>	2,500 sf (furnished & turnkey)
<b>Clear Height:</b>	24'
<b>Shipping:</b>	3 DI (South East doors 15' wide X 16' high, South West door 18' wide X 16' high)
<b>Zoning:</b>	MU-43
<b>Possession:</b>	Immediate
<b>Asking Rate:</b>	\$18.50 psf
<b>TMI (2024);</b>	\$4.25 psf
<b>Power:</b>	400 amps
<b>Cranes:</b>	<ul style="list-style-type: none"><li>• One 10 ton</li><li>• One 5 ton</li></ul>

## Comments:

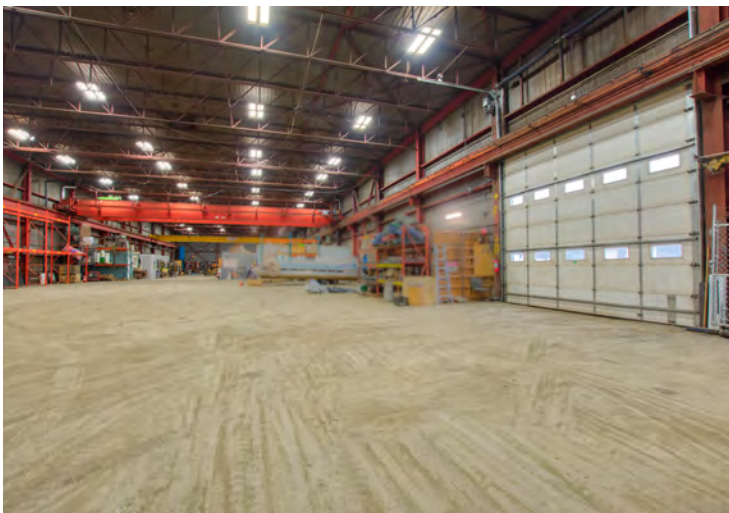
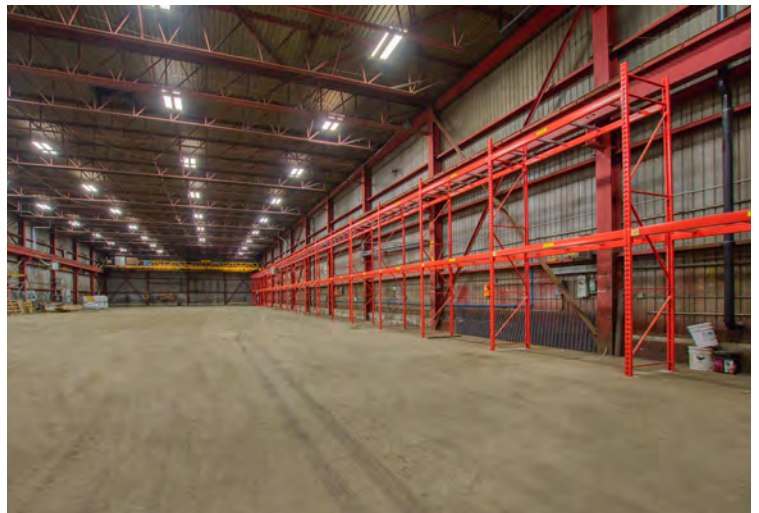
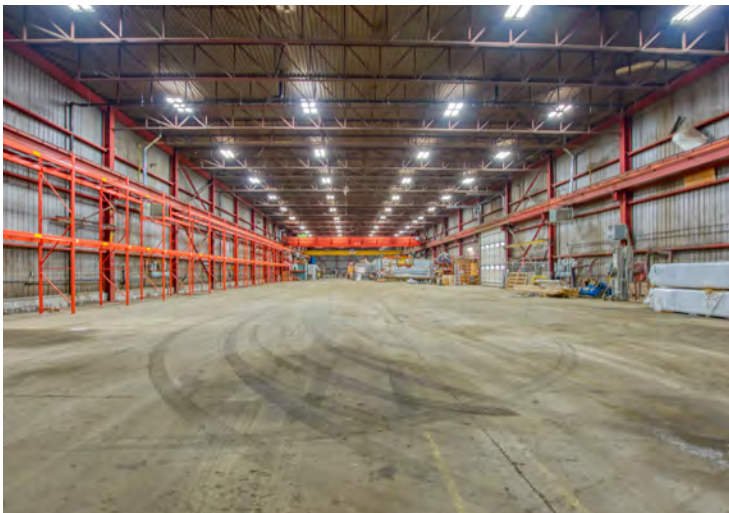
- » +/- 1 acre of excess outside storage land
- » Excellent exposure onto Hurontario St
- » 75' clear span - wall to wall
- » Height of under joists 24'
- » Under deck 28"
- » Building dimensions 76' X 337'
- » Third crane in place, but requires activation





# WAREHOUSE

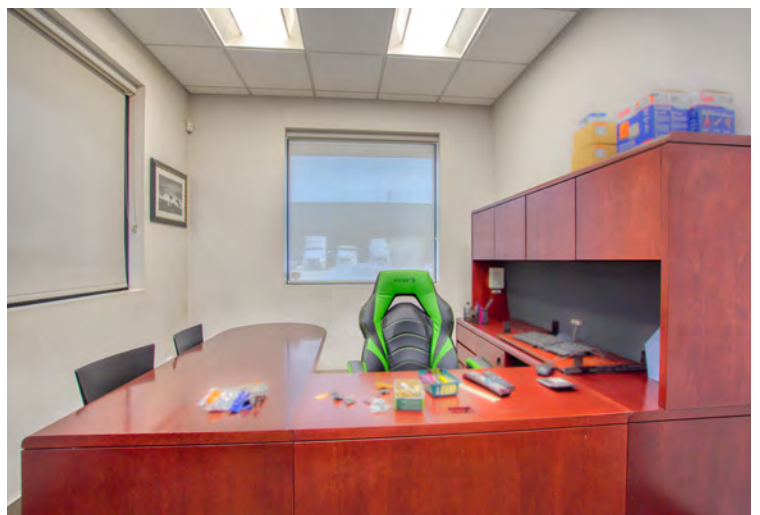
## PHOTOGRAPHY



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# OFFICE PHOTOGRAPHY

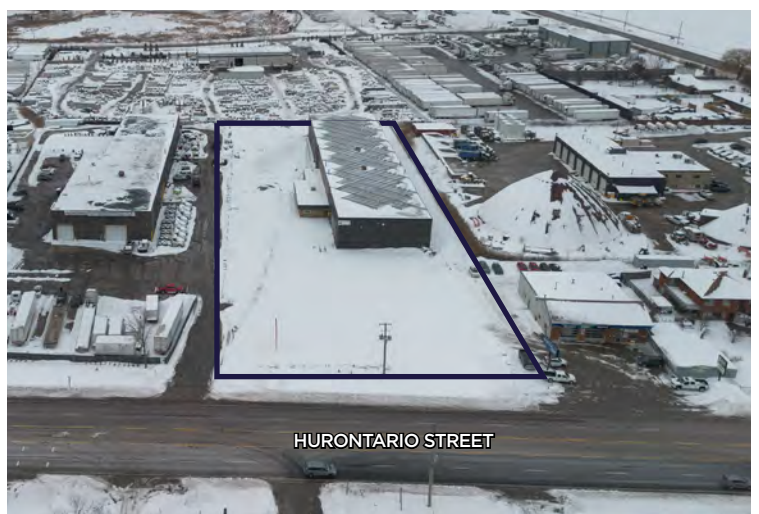


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# AERIAL

## PHOTOGRAPHY



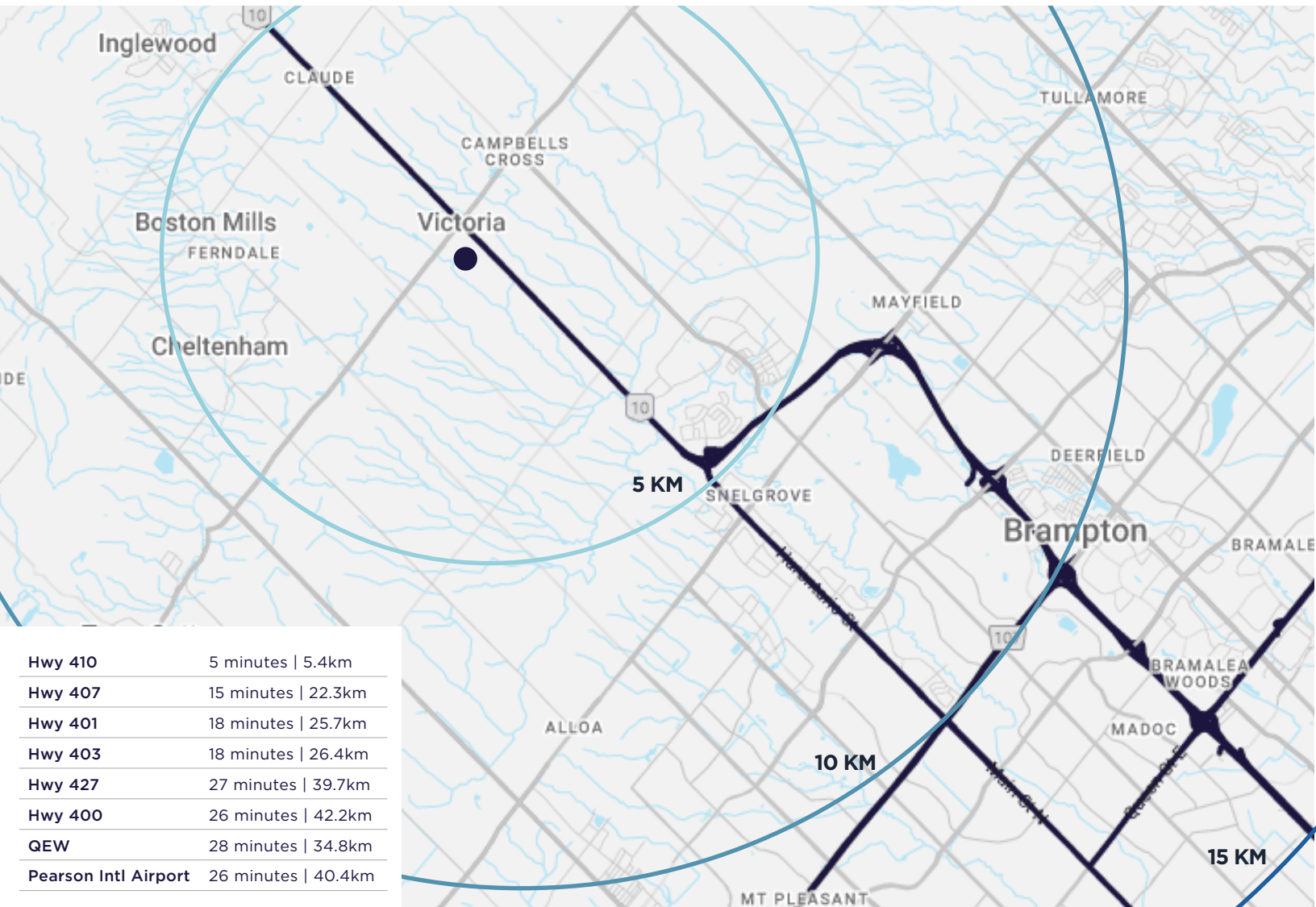


# CORPORATE NEIGHBOURS & AMENITIES MAP



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# DEMOGRAPHICS & DRIVE TIME ANALYSIS


**5 KM**
**10 KM**
**15 KM**
**5 KM**
**10 KM**
**15 KM**

**POPULATION**

17,501

193,847

572,247


**MEDIAN AGE**

37

35

37


**MEDIAN HH INCOME**

\$133,260

\$121,519

\$114,701


**EMPLOYMENT RATE**

62.1%

59.8%

58.7%

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