



**2,547 SF**

**SMALL BAY WAREHOUSE UNIT  
WITH OFFICE & SHOWROOM**

## KEY FEATURES

- Concrete block construction
- Nicely landscaped site
- Two (2) rear grade level loading doors (12' wide x 14' high)
- On site parking, plus visitor stalls
- Nicely finished 2nd floor office with a private office, kitchenette with sink & open area
- Main floor showroom with a private office
- Two (2) washrooms
- 19' high ceiling warehouse
- 3-phase electrical power to the building

## ZONING

### M-4 (Industrial)

This flexible zoning allows for many uses, such as manufacturing, distribution, warehousing and wholesale with ancillary office/showroom/retail.

## AVAILABLE AREA

### Unit 6885

Warehouse	±1,147 SF
Main Floor Showroom/Office	±700 SF
Second Floor Office	±700 SF

**TOTAL AVAILABLE AREA** **2,547 SF**

Main floor office/showroom can be opened up and used as additional warehouse.

## PROPERTY TAXES & OPERATING COSTS

\$8.75 PSF/Annum (est. 2025)

## CONTRACTED NET LEASE RATES

<b>\$20.50 PSF/Annum</b>	(June 1, 2024 - May 31, 2025)
<b>\$21.50 PSF/Annum</b>	(June 1, 2025 - May 31, 2026)
<b>\$22.50 PSF/Annum</b>	(June 1, 2026 - May 31, 2027)
<b>\$23.50 PSF/Annum</b>	(June 1, 2027 - May 31, 2028)

## REMAINING LEASE TERM TO

May 31, 2028

## AVAILABLE

Immediately





## CONTACT

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