

## FOR LEASE | PRIME INDUSTRIAL SPACE



## PROPERTY HIGHLIGHTS

Prime industrial space with direct Highway 401 exposure is available within a well-maintained, multi-tenant facility in the westminster industrial area. Units are flexible and can be combined to accommodate a variety of size requirements, ranging from 13,372 square feet to 63,169 square feet.

| UNITS | AVAILABLE SPACE | ASKING RENT     | ADDITIONAL RENT   |
|-------|-----------------|-----------------|-------------------|
| 1-2   | 28,263 SF       | \$10.50 PSF Net | \$2.95 PSF (Est.) |
| 1-4   | 63,169 SF       | \$10.50 PSF Net | \$2.95 PSF (Est.) |
| 3     | 15,429 SF       | \$10.50 PSF Net | \$2.95 PSF (Est.) |
| 4     | 19,477 SF       | \$10.50 PSF Net | \$2.95 PSF (Est.) |

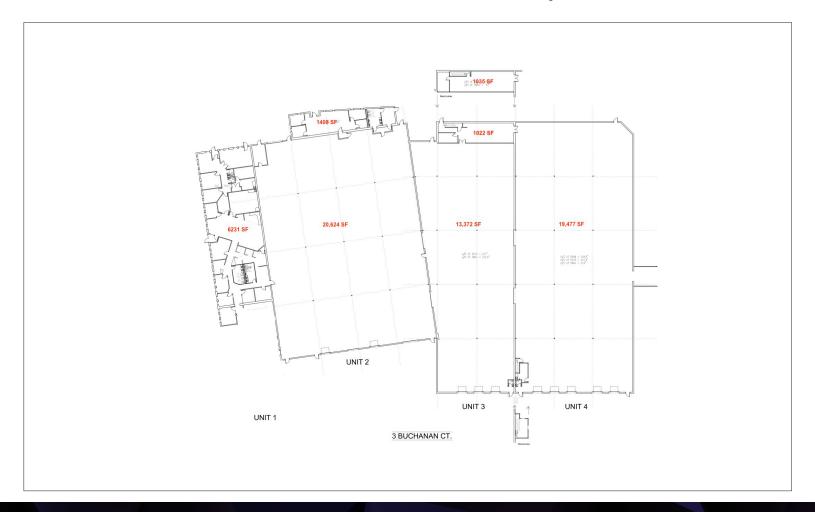
Zoning: LI2,LI3,LI7

Clear Height: 14'8" - 18'

Grade Level Doors: 2

• Dock Level Doors: 10

- Power:
  - » Three Phase
  - » 600 Volts
- Space includes finished office areas, LED lighting and a fenced yard



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