

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.)

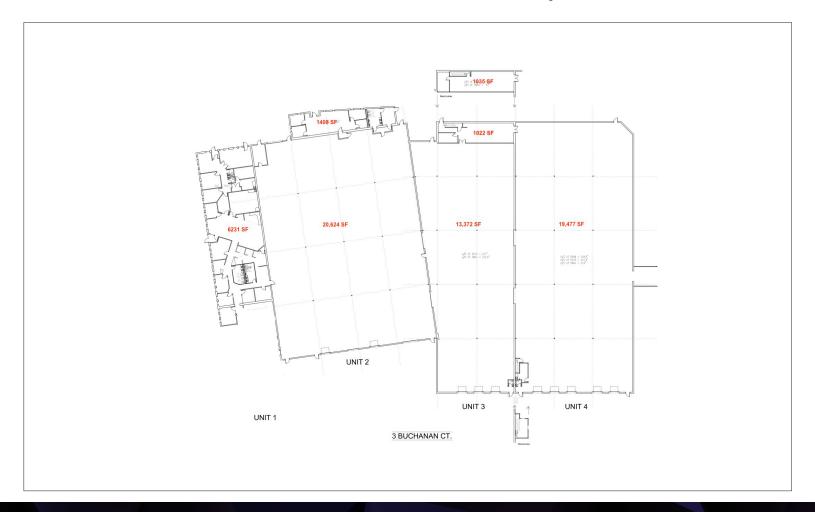
Zoning: LI2,LI3,LI7

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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