

**Rent Reduced!**



## 6,750 SQ. FT. WITH YARD

### PROPERTY HIGHLIGHTS

- Yard available
- Very clean unit with ample natural light
- Good access to Highway 2 and the Airport
- Available immediately



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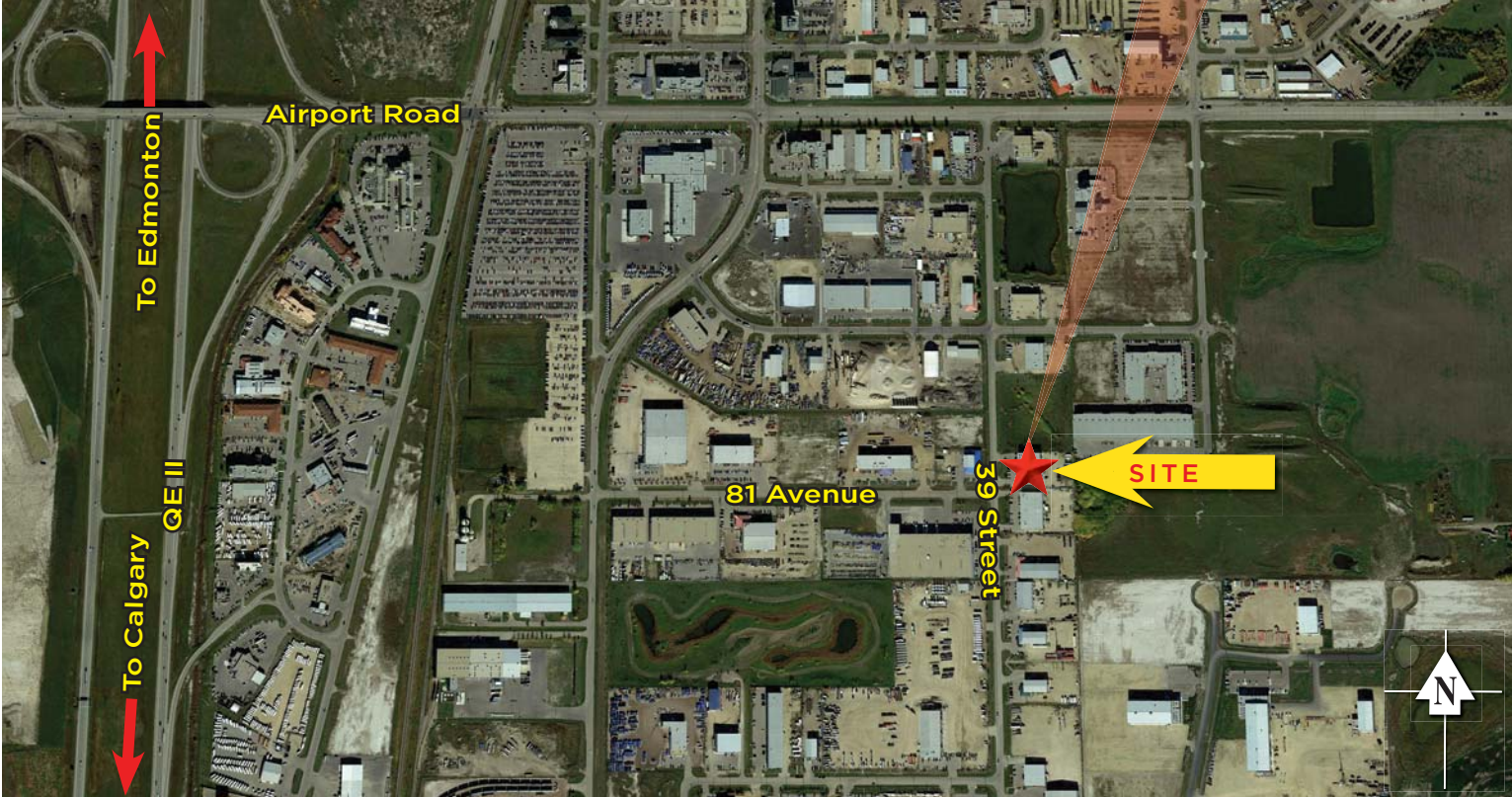
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**PROPERTY DETAILS**

- Zoning:** M2 - Medium Industrial
- Lease Rate:** \$9.75 per sq. ft.
- Operating Costs:** \$3.86 per sq. ft.
- Available Space:** ±1,600 sq. ft. - Main Office  
±5,150 sq. ft. - Warehouse  
±6,750 sq. ft. - TOTAL
- Clear Height:** 20' clear
- Power:** 200 amp, 120 volt, 3 phase
- Construction:** 8' concrete block with pre finished insulated metal panel above
- Heat:** Radiant
- Sump:** 1 per bay
- Lighting:** Metal halide
- Service:** Full municipal
- Loading Doors:** Grade; Two (2) at 14' x 16', each translucent

**AERIALS**



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