



## Up to 9,500 Sq. Ft. Office & Warehouse Bays For Lease

### Property Highlights

- Four (4) contiguous bays with up to 9,500 sq. ft. available
- Up to 3,000 sq. ft. fully developed office space consisting of twelve (12) offices in Bay #102 (demisable)
- Drive-through grade loading warehouse bays
- Great visibility onto Sparrow Drive with excellent access to Queen Elizabeth Highway (QE2) and Airport Road



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## Warehouse



### BUILDING FEATURES

ZONING:	GC - General Commercial
SPACE BREAKDOWN:	Warehouse: 6,500 sq. ft. Office: 3,000 sq. ft. Total 9,500 sq. ft.
LOADING DOORS:	Six (6) 12' x 14' grade doors
POWER SERVICE:	208 volt, 200 amp, 3 phase (to be confirmed)
LEASE RATE:	\$12.00 per sq. ft.
OPERATING COSTS:	\$4.50 per sq. ft. (2017 estimate)
AVAILABILITY:	Immediately

## Aerial Map



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