

Up to 75,000 SF Industrial Units with Highway Exposure





## Up to 75,000 SF Industrial Units with Highway Exposure

Up to 75,000 SF of premier industrial space available for lease, with demisable options ranging from 15,449 SF - 59,551 SF. The building is well maintained with 37'2" ceiling heights, highway exposure, dock level and drive-in loading, 15 cranes, 2,900 Amps / 600 Volts and ample on-site parking. Office space area over 2 levels with collaborative workspace, lunchroom, and private offices. Building is well suited for manufacturing or warehousing. Flexible M-4 zoning allows a variety of industrial uses.

**TOTAL BUILDING AREA** | ~75,000 SF

**NET RENT** | \$11.95 / SF NET

**ADDITIONAL RENT** | \$3.62 / SF

**ZONING** | M-4

**AMPS** | Up to 2,900

**CLEAR HEIGHT** | 37'

**MEZZANINE CLEAR HEIGHT** | 12'5"

**CRANES** 13 - 1 to 2 ton jib cranes

1 – 7.5 ton (14' under hook)

1 – 3 ton standing crane (20' under hook)

**LOADING** 1 Drive In Door - 22' x 22'

1 Drive In Door - 12' x 14'

1 Drive In Door - 7' x 8'

3 Dock Level Doors - 9' x 10'

**BAYS** Side Bay - 36'8" W x 180' D

Main Bay - 70' W x 403'6" D



## **PERMITTED USES**

- Craftsman Shop
- Exhibition Facility
- Laboratory
- Manufacturing
- Office

- Printing Establishment
- Repair Service
- Transportation Depot
- Truck Transport Terminal
- Warehouse



Exposure



3 Drive-in & 3 Dock Level Doors

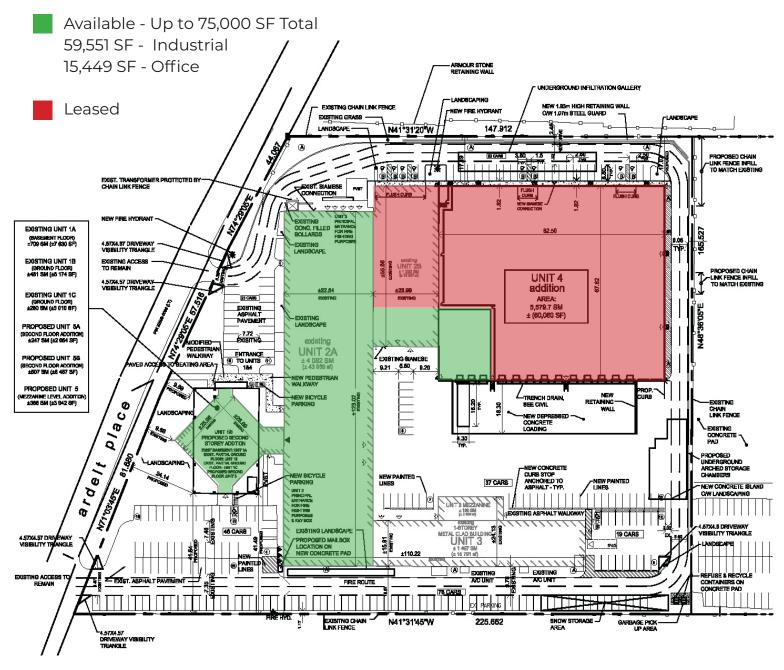


13 Jib Cranes 3 Ton & 7.5 Ton Crane



Flexible M-4 Zoning

## SITE PLAN







## **Contact Listing Agents for more information**



Michael Lambert, SIOR Sales Representative, President 519.590.0286 michael.lambert@whitneyre.com



Joe Anstett, SIOR Sales Representative 519.721.1659 joe.anstett@whitneyre.com



Matthew Hayward
Sales Representative
519.270.4691
matthew.hayward@whitneyre.com



Richie Evanoff
Sales Representative
226.752.7197
richie.evanoff@whitneyre.com



WHITNEY & Company Realty Limited, Brokerage 103 Bauer Place, Suite 2 Waterloo, Ontario N2L 6B5 1.519.746.6300 | www.whitneyre.com

www.whitneyre.com