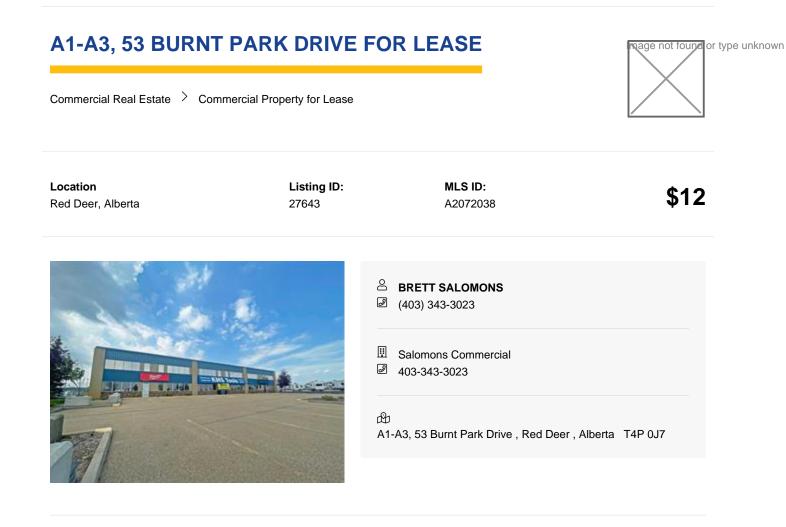


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Days On Market Transaction Type For Lease 598 12.00 Lease Frequency Zoning Annually I1B/AD Year Built Structure Type 2007 Industrial **Property Sub Type** Legal Plan 12960.00 0823587 Industrial Building Area (Sq. M.) Lot Size (Sq. Ft.) 1204.01 4315 0.10 Inclusions

n/a

Restrictions Call Lister, None Known Lease Amount

Subdivision East Burnt Lake

Property Type Commercial

Building Area (Sq. Ft.)

Lot Size (Acres)

Reports Call Lister, Floor Plans

Prime opportunity to lease a 12,960 SF Freestanding Industrial Building, with direct exposure to the QEII. Building features minimal office, and a large wide open shop area. (1) Service office on the main floor and (2) washrooms, on the second floor there is a larger office that can be used as a boardroom and a lunchroom. Shop dimensions are 81' x 160', equipped with (6) 16' x 16' overhead doors, radiant heat, fluorescent lights, and a ceiling height of 22' approx. Possession is immediate. Also available for sale.

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