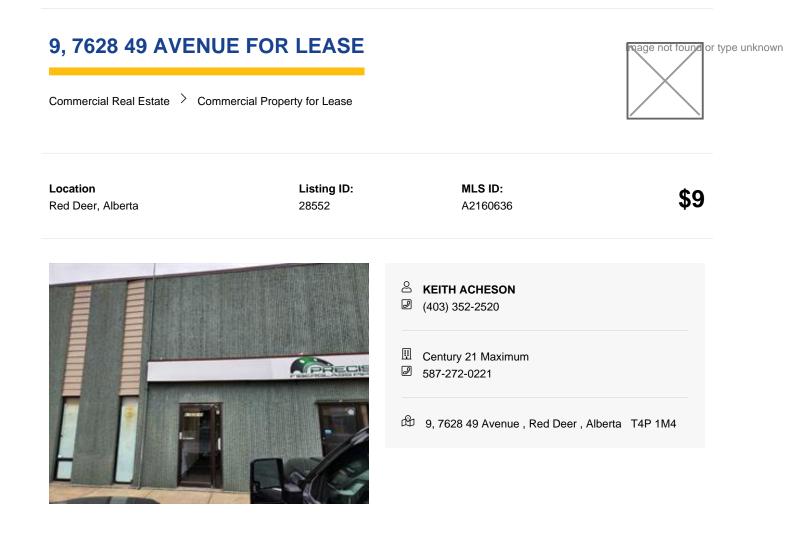


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Transaction Type Title **Days On Market** For Lease Fee Simple 235 Lease Frequency Lease Amount Zoning 9.00 Annually 11 Subdivision **Building Type** Year Built Northlands Industrial Park 1976 Warehouse Structure Type **Property Type** Multi Unit Commercial Industrial Legal Plan Building Area (Sq. Ft.) 7720110 2816.00 261.61 Lot Size (Sq. Ft.) Lot Size (Acres) 43560 1.00 2816 Heating Roof Foundation Flat Torch Membrane See Remarks Gas

Inclusions none

Restrictions None Known

Property Sub Type

Building Area (Sq. M.)

Footprint (Sq. Ft.)

Overhead Heater(s), Forced Air, Natural

Reports None

Warehouse bay located in Northland Industrial Park, multi Tenant Building. 2816 Square feet 32 feet wide x 88 Feet Depth, tilt up pre cast concrete building. Cinder Crete block demising walls. Warehouse- Overhead door 12w x 14h, man door, floor sump, upgraded LED warehouse lighting, two overhead forced air heaters. open mezzanine. New office area and mezzanine; one office, one open reception/ display or work station area, two washrooms, new high efficient office furnace., new 40 Gallon Hot water heater. this unit is ready to go with a quick possession. Additional rents for 2025 estimated at \$4.00 psf per year; Tenant will have their own electricity and gas meter, water and sewer is common. Small fenced compound on west side may be available for extra monthly fee (confirm if important)

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