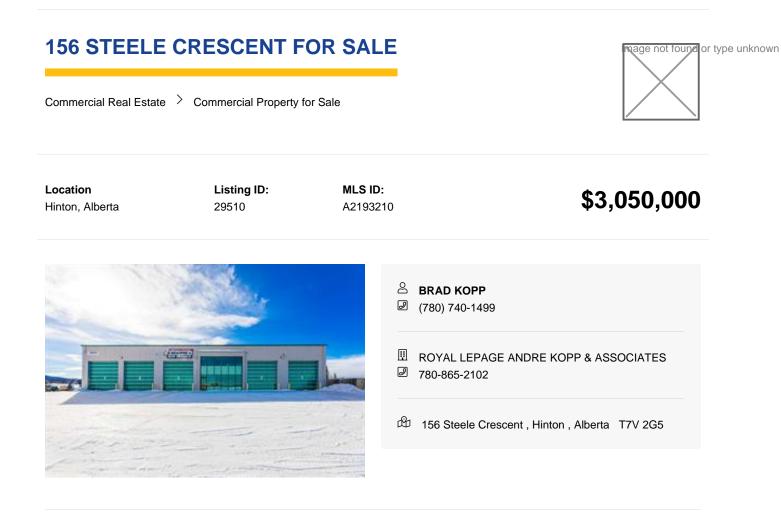


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Transaction Type For Sale

Subdivision Thompson Lake

Structure Type Industrial

Legal Plan 1023861

Lot Size (Sq. Ft.) 237837

Restrictions

None Known

Days On Market

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 15840.00

Lot Size (Acres) 5.46

Reports Environmental Phase 1 **Zoning** I-GEN

Year Built 2010

Property Sub Type Industrial

Building Area (Sq. M.) 1471.57

Inclusions Most unattached goods are negotiable. Office furniture, kitchen appliances included.

Built in 2010, this rigid frame shop is 120 feet wide and consists of 5 drive thru bays. Bays are 130 feet deep and one is equipped as a wash bay. There is a nicely appointed office component which offers a welcoming main floor front reception area, staff lunch room, and 3 offices upstairs along with a training room/board meeting room. There are two 2pc washrooms for office use and a 4pc washroom including a shower with access from the shop. Shop heat from 8 overhead radiant units and the building is also equipped with two rooftop HVAC units and air exchangers. Three phase power (600 amp+/-), 3 floors sumps, and 16' overhead "daylight" doors. The 5.46 acre site is fully fenced, there's asphalt in front of the building, a concrete apron at the rear, and a gravel yard ideal for equipment storage and lay-down. This property offers all that is needed to take an industrial business operation to the next level. Lease package also available.

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