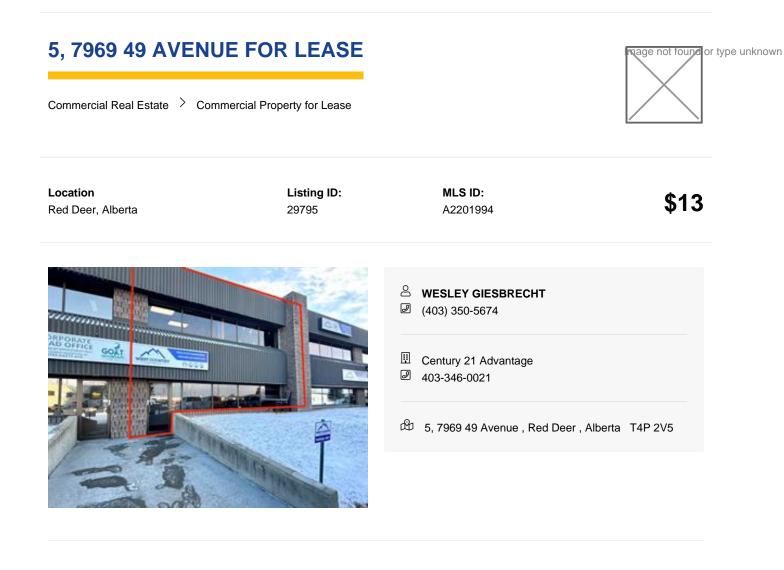


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<b>Transaction Type</b>	<b>Title</b>	Days On Market
For Lease	Leasehold	170
Lease Amount	Lease Frequency	<b>Zoning</b>
13.00	Annually	I1
Subdivision Northlands Industrial Park	<b>Building Type</b> Commercial Mix,Condo Complex,Mixed Use,Office Building,See Remarks,Sports and Recreation,Warehouse	<b>Year Built</b> 1982
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8222669	4517.00	419.64
Footprint (Sq. Ft.)	Construction Type	Roof
3760	Concrete,Metal Frame	Metal
Foundation	<b>Cooling</b>	<b>Heating</b>
Poured Concrete	Central Air	Forced Air,Natural Gas,Radiant
Access to Property Back Alley Access,Direct Access,Paved Lane,Paved Road	Inclusions N/A	<b>Restrictions</b> Landlord Approval

Reports Other Documents

TURN-KEY SUB-LEASE AVAILABLE!. SUBSTANTIALLY RENOVATED INDUSTRIAL BAY, Located in Northlands Industrial Park, this fully developed, HIGH-END 4,517 SQ FT Light-Industrial bay featuring a total of 6 offices (3-up), 3 baths (1-up), and an executive-finished boardroom (1,265 SQ FT developed mezzanine space). At the back there's 1900 SQ FT+/- of shop/storage space at the back. (70'x28'W) with a total main-floor footprint of 3,252 SQ FT (28'x120'). A large 12x14' Overhead Door w/ automatic opener, ceiling height of 18', services the back. Partially paved back-alley access for easy loading/ unloading and a generous helping of parking at the front & rear. A tremendous opportunity to sub-lease this nicely built-out industrial condo! . All Office spaces are air conditioned. Operational Expenses of \$4.45/PSF or \$1,675.05/month (2024) which includes, Taxes, insurance, condo fees, water & sewer. With a base rent of \$4,893.42/month, puts this bay at an asking price of \$6,568.47/month or \$17.45/PSF total. Easy to show during business hours. Possession can be within 30 days.

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