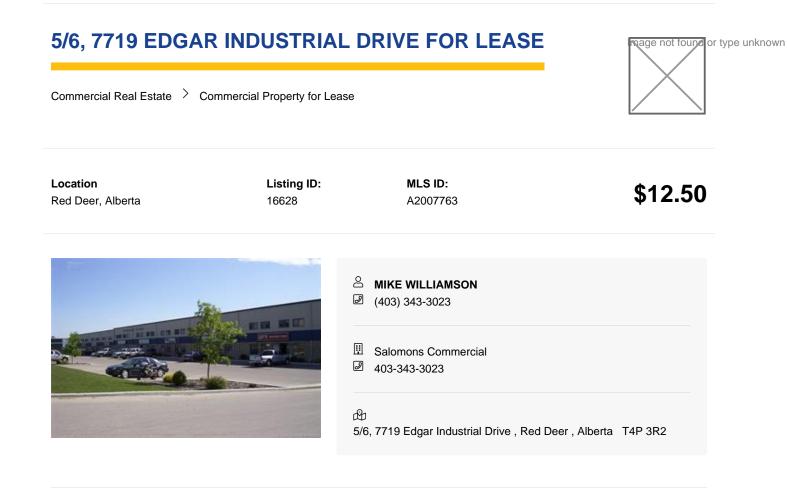


Generated: May 5, 2024, 7:15:07

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Transaction Type	Days On Market	Year Built
For Lease	561	2002
Lot Size (Acres)	Lease Amount	Lease Frequency
3.76	12.50	Annually
Zoning	Subdivision	Structure Type
I1	Edgar Industrial Park	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0125151
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
7734.00	718.51	163785
Inclusions	Restrictions	Reports
N/A	None Known	Call Lister

Excellent location on Edgar Industrial Drive. Majority of the space is open, and forms part of an 11,601sf space (demising wall to be built). Front development includes reception, (1-2) front offices, (1) shop office, (2) washrooms and large mezzanine which could be a lunchroom, locker area or boardroom. Total of (4) overhead doors which are 2 - 14' x 16', 1 - 13'x16' and 1 - 14' x 20', all are powered. The shop area has radiant heat and sumps. 2 x 200 amp electrical services. Approx 24' roof height at the centre. Good amount of common yard area available behind the space with plenty of paved parking stalls in front. Current estimated NNN is \$3.75/sf. Note some pictures may show a portion of Unit 4, which is not included.

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