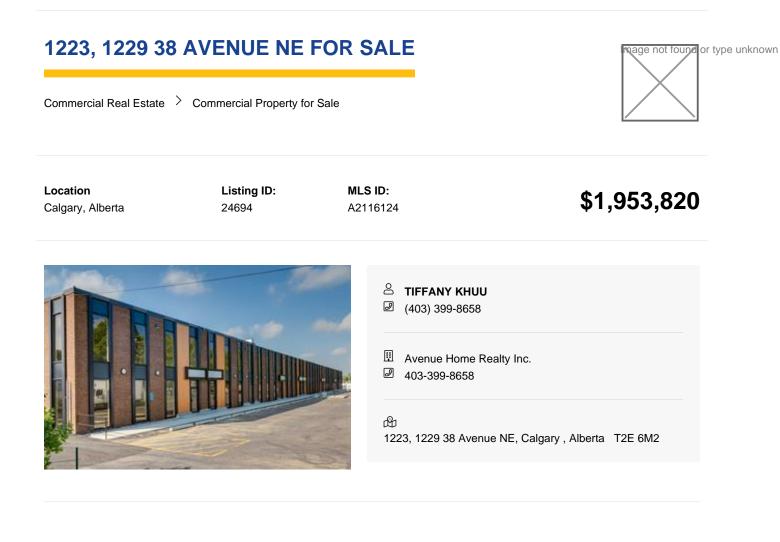


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Transaction Type For Sale

Subdivision McCall

Structure Type Industrial

Legal Plan 2311551

Roof Tar/Gravel

Commercial Amenities Dock Loading

Restrictions Board Approval Days On Market 44

Building Type Condo Complex,See Remarks

Property Type Commercial

Building Area (Sq. Ft.) 8881.00

Heating Natural Gas

Access to Property Accessible to Major Traffic Route,Front and Rear Drive access

Reports Other Documents Zoning I-G Industrial General

Year Built 1977

Property Sub Type Industrial

Building Area (Sq. M.) 825.07

Lot Features Paved,See Remarks

Inclusions N/A

RARE REDEVELOPMENT PURCHASE OPPORTUNITY! Located in McCall Industrial, ONLY 3 Bays left!!! Featuring 21' Ceilings & Loading Docs. New Upgrades include, 100AMP/600 VOLT, NEW Roof Top Heating /Cooling Units (RTU) in Office areas, NEW LED Lighting, NEW Overhead doors and man doors, NEW Demising walls with 2 hour fire rating, NEW Gas Fired Unit Heaters, NEW Electrical Panel in each unit, NEW Sprinkler upgrade (Units 2,3,4 & 5 Upgraded to ESFR), and NEW Paint on all interior walls. This is a New Condominium Redivision, Property Taxes to be determined, estimated at approx. \$2.50/per sq ft. Bay Sizes: 7,575 - 12,386 sq. ft. - see floor plans Typical Bay - 160'x40' footprint

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