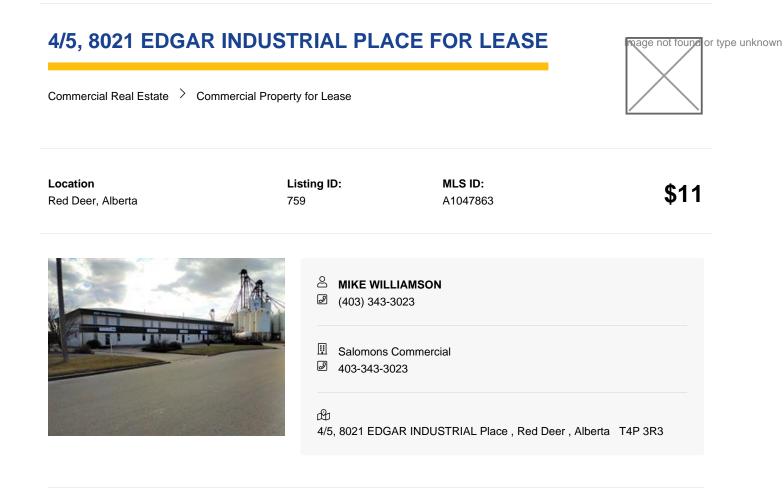


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Transaction Type For Lease

Lease Amount 11.00

Structure Type Industrial

Legal Plan 9020499

Restrictions None Known Days On Market 1268

Lease Frequency Annually

Property Type Commercial

Building Area (Sq. Ft.) 3520.00

Reports Call Lister Year Built 1999

Subdivision Edgar Indus. Pk.

Property Sub Type Industrial

Building Area (Sq. M.) 327.02

This is a well-taken care of multi-tenant building located in Edgar Industrial Park. This 3,520sf space has a very large reception area plus oversized office (could be a meeting room), file room, washroom and lunch room on the main floor. The open storage mezzanine covers the same footprint area of the front office. The shop is bright and has 2 - 12'x14' overhead doors, florescent lighting and radiant heat. 200 amp electrical service (100 amps per unit, there are 2 separate meters). The Property features paved parking in front with common gravel yard area. Due to the shape of the property, the Landlord is able to offer additional yard space set off to the side from behind the building, if needed. Very close access to Taylor Drive, Highway 11A and Highway QE2. Estimated NNN is \$4.80/sf.

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