

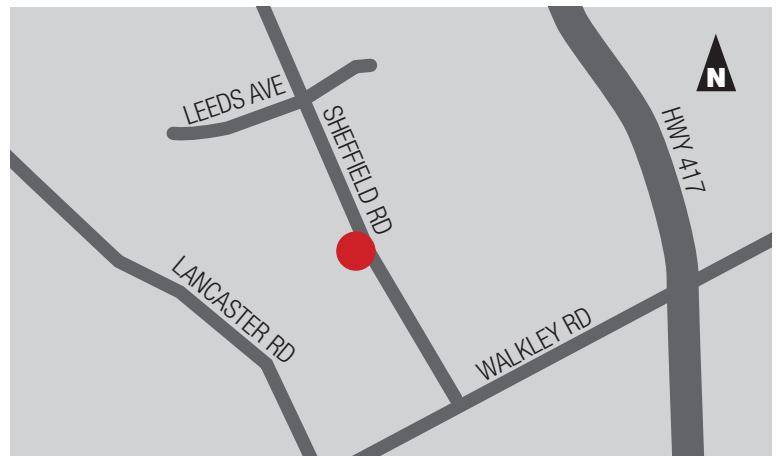


## PROPERTY DESCRIPTION

The premises consist of two improved single-storey multi-tenant industrial warehouse buildings totalling 160,000 SF.

## WAREHOUSE SPACE 2766 Unit B 14,841 SF

- Demisable to 4,947 SF or 9,894 SF
- Rental Rate: \$9 PSF
- Operating Costs: \$4.86 PSF (2019)
- 3 dock doors
- Car and truck parking
- Open warehouse space
- 24 ft ceiling height
- Pylon signage available
- Available August, 2019



## LOCATION

2766 Sheffield Road is located within Sheffield Industrial Park, which is bound by Innes Road to the north, Highway 417 to the east, Walkley Road to the south and Russel Road and St. Laurent Boulevard to the west.

