

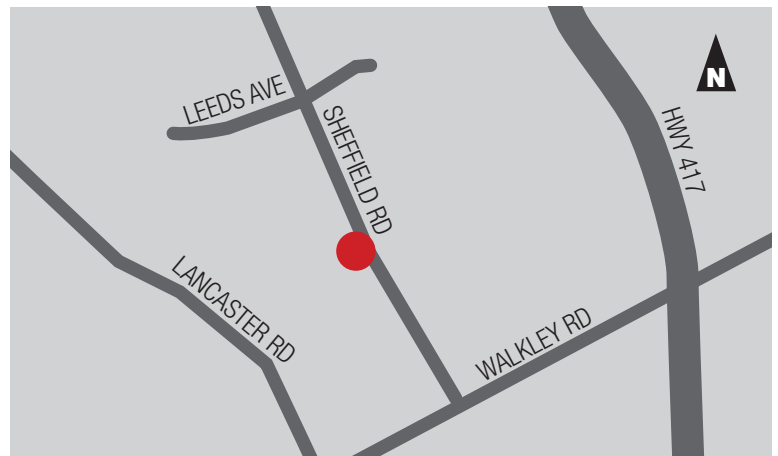


PROPERTY DESCRIPTION

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

WAREHOUSE SPACE 2768A Sheffield Road

- Demisable to 9,894 SF
- Rental Rate: \$9.50 PSF
- Operating Costs: \$4.86 PSF (2019)
- 2 dock doors with ability to reinstate an additional 2 dock doors
- Open warehouse space
- 24 ft ceiling height
- Pylon signage available
- Available with 60 days notice



LOCATION

2768A 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.

