

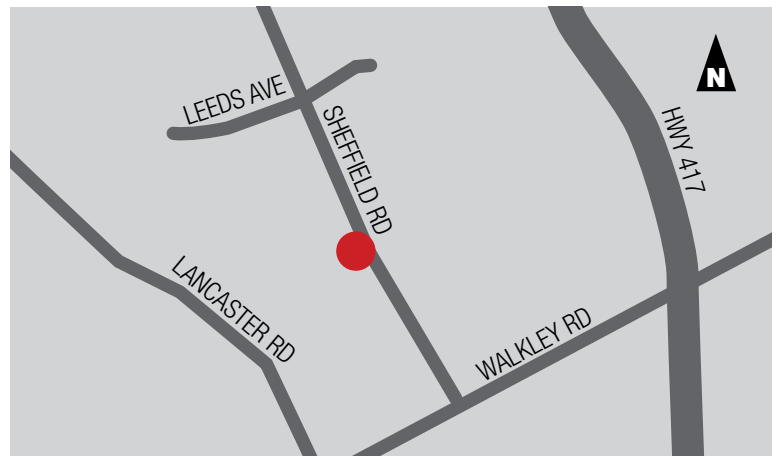


PROPERTY DESCRIPTION

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

WAREHOUSE SPACE 2766A & 2766B Sheffield Road

- 25,000 SF of continuous space with 6 docks
- 2766A Sheffield: 4,947 SF with 1 dock door available immediately
- 2766B Sheffield: 14,841 SF with 3 dock doors available September 1, 2024
- Rental Rate: \$15.50 PSF
- Additional Rent: \$7.28 PSF (2024 estimate)
- Open warehouse space
- 24 ft ceiling height
- Pylon signage available



LOCATION

2766A & 2766B 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.

RICHCRAFT

2766A & 2766B SHEFFIELD ROAD
WAREHOUSE



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