

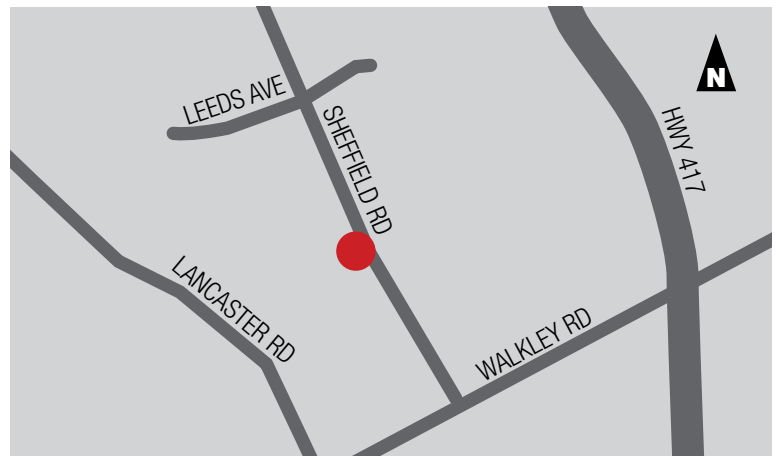


PROPERTY DESCRIPTION

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

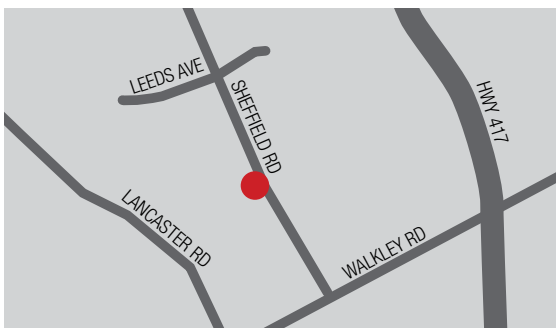
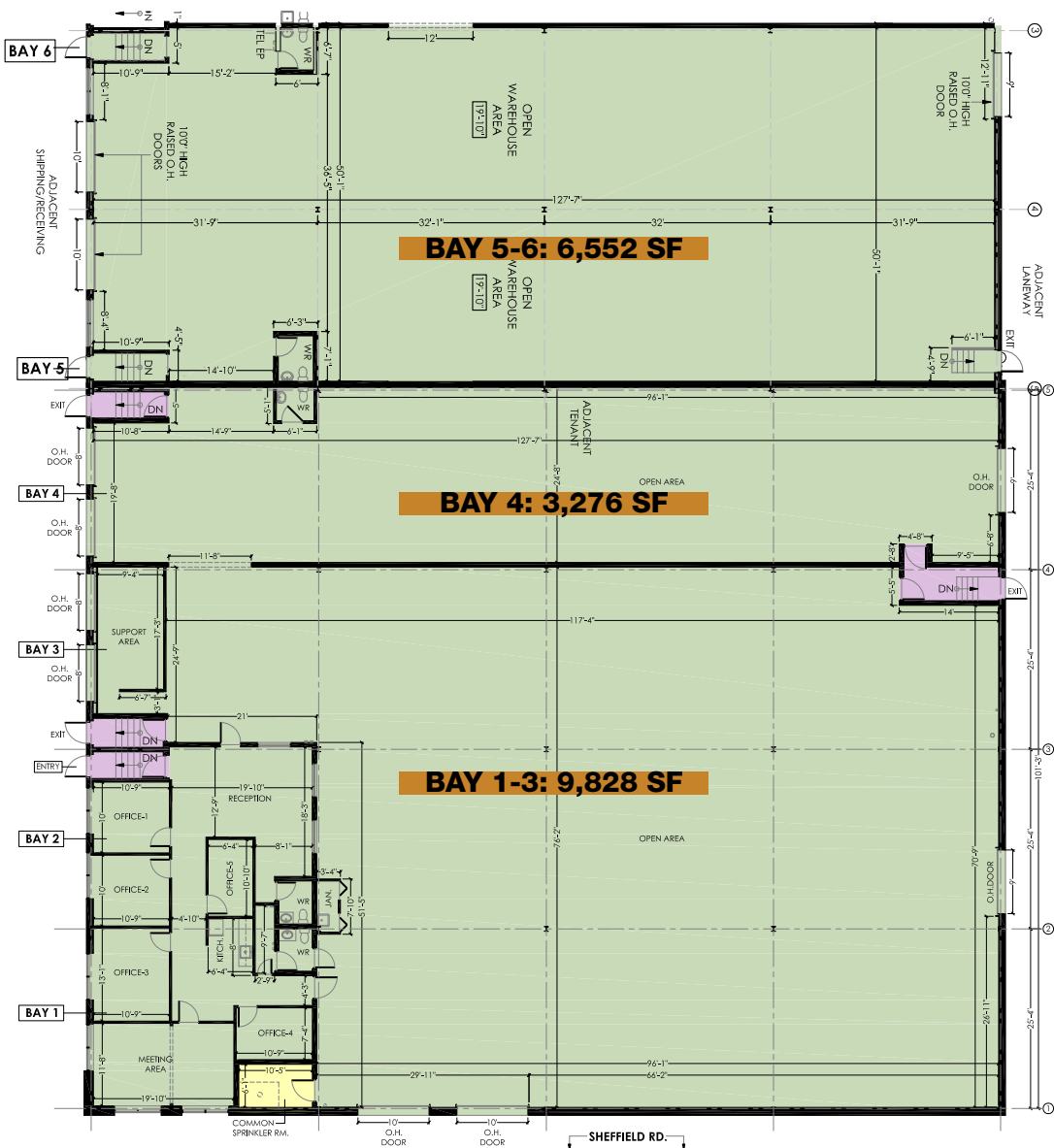
FLEX WAREHOUSE Unit 2760, Bay 1-6 13,104 SF

- 19,656 SF
- Bay 1-3: 9,828 SF
- Bay 4: 3,276 SF
- Bay 5-6: 6,552 SF
- Rental Rate: \$15.50 PSF
- Additional Rent: \$8.10 PSF (2024 estimate)
- A total of 8 dock doors (6 at standard dock height, 2 at lower height for 5 ton trucks and vans)
- 1,000 SF of office with the balance as open warehouse space
- 18 ft ceiling height
- Building Signage Opportunity
- Available Immediately



LOCATION

2760 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.



RICHCRAFT

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FLEX WAREHOUSE



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