

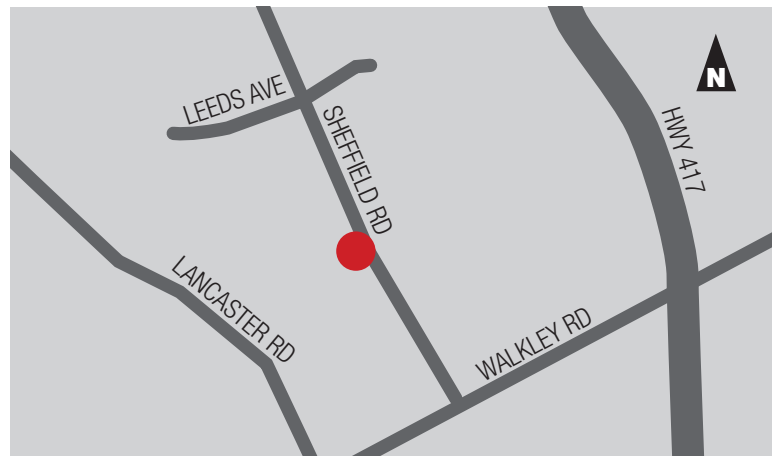


PROPERTY DESCRIPTION

The premises consist of three improved single-storey multi-tenant industrial warehouse buildings totalling 220,000 SF.

WAREHOUSE SPACE 2750 Sheffield Road, Unit 125

- End cap with loading along two sides
- 9,051 SF with 2 dock doors and 1 drive-in door
- 6 additional dock level 5' X 8' doors accessible for smaller storage vehicles
- Rental Rate: \$16.00 PSF
- Operating Costs: \$7.91 PSF (2024)
Includes hydro, water and gas
- Approximately 500 SF of office with the balance as open warehouse
- 19 ft ceiling height
- Pylon signage available
- Available immediately



LOCATION

2750 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.

