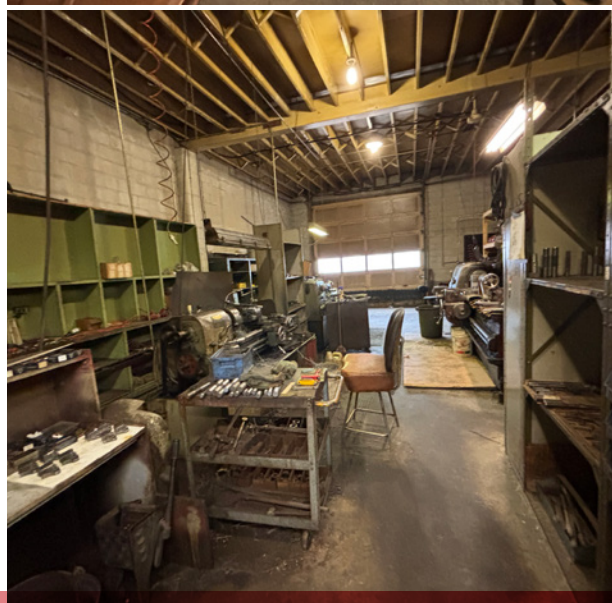
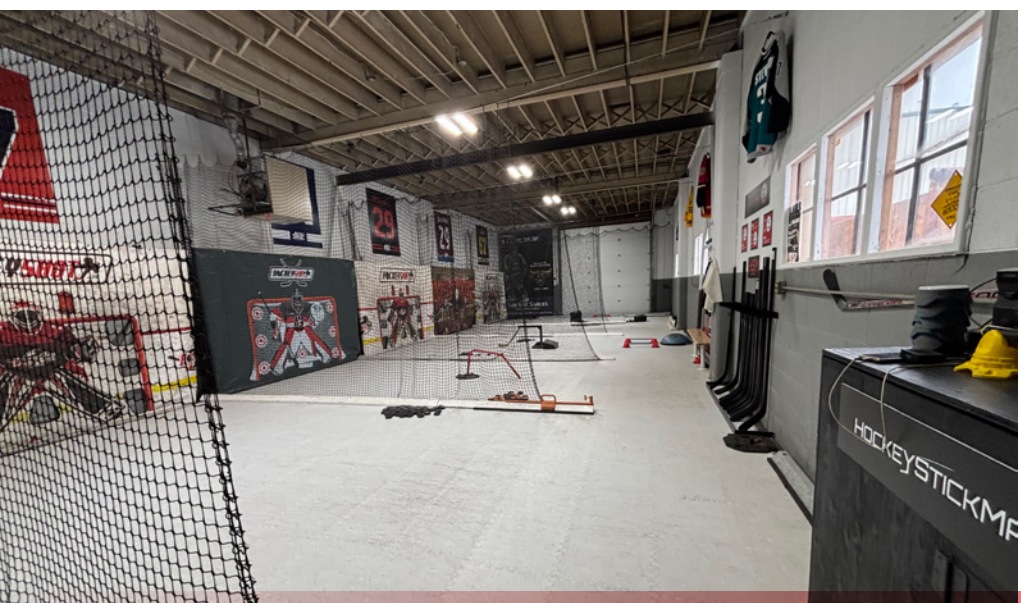




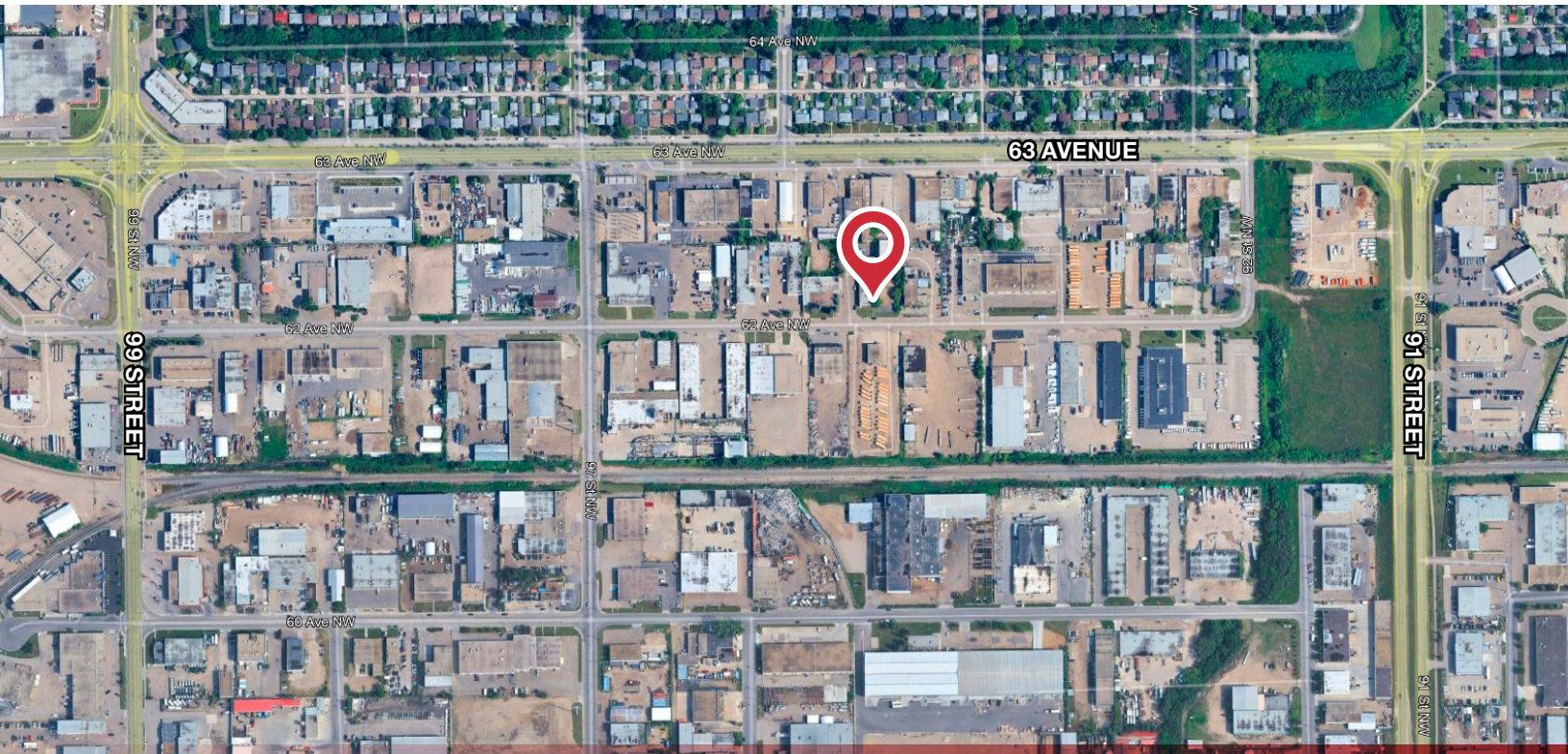
## ADDITIONAL INFORMATION

SIZE	4,000 sq.ft.±
LEGAL DESCRIPTION	Plan 6228HW Blk 4 Lot 13
ZONING	BE (Business Employment)
AVAILABLE	Negotiable
CEILING HEIGHT	14'
HEATING	Warehouse: Unit heaters Office: Forced air furnace
POWER	3 phase, 220v (TBC)
LOADING	(2) 10'x12' overhead doors
OFFICE SIZE	800 sq.ft.±
SITE/YARD SIZE	9,200 sq.ft.±
DRAINAGE	Floor drains
PROPERTY TAXES	\$24,848.84 (2024)
SALE PRICE	\$1,200,000





FOR ILLUSTRATIVE PURPOSES



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