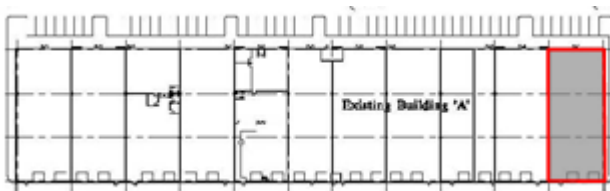
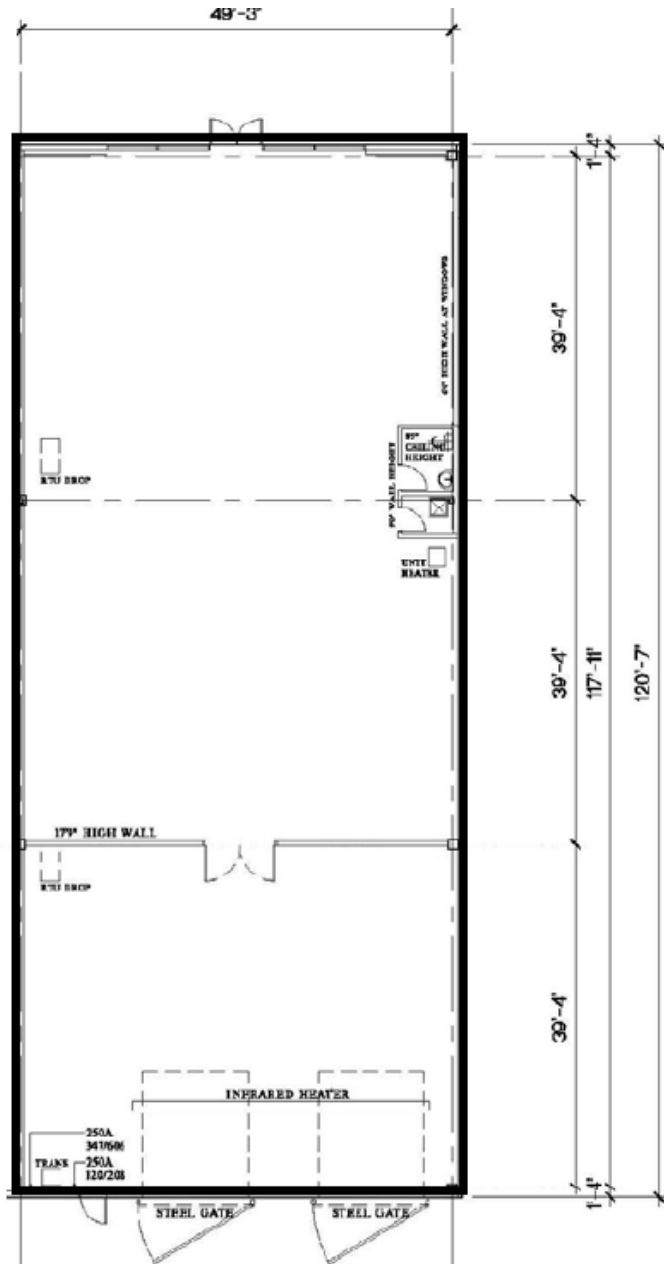


UNIT 1695 – 6,052 SF



Rent: Market

2026

Total Additional Rent \$7.31 (psf/yr)

Operating Costs \$3.83 (psf/yr)

Realty Tax \$3.48 (psf/yr)

Availability: December 1, 2026

SPECIFICATIONS

- Constructed:** 2000
- Zoning:** I-C Industrial Commercial
- Unit:** Single bay
Front display area = 4,006 sf
Warehouse Area = 2,046 sf
- Drive-in Doors:** 2 - 12' x 14'
- Clear Height:** 28' clear
- Lighting:** LED in warehouse
- Electrical Service:** 347/600 Volt 100 Amp
- MUA:** None
- Office / Warehouse Heating:** 2 - RTU's
5 Ton, 2000 CFM
10 Ton, 4000 CFM
2 - unit heaters & 1 radiant tube heater (store front & overhead door)
- Sprinkler System:** CMDA sprinklers
- Fibre Optics:** None to the unit; Shaw supplies fibre optic to the building

PARKING INFORMATION

- Double row parking in front
- Rear loading and marshalling area

PYLON SIGNAGE

- Available on request
- Cost per panel = \$150.00

LEASING CONTACT

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