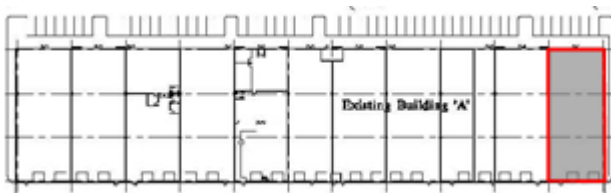
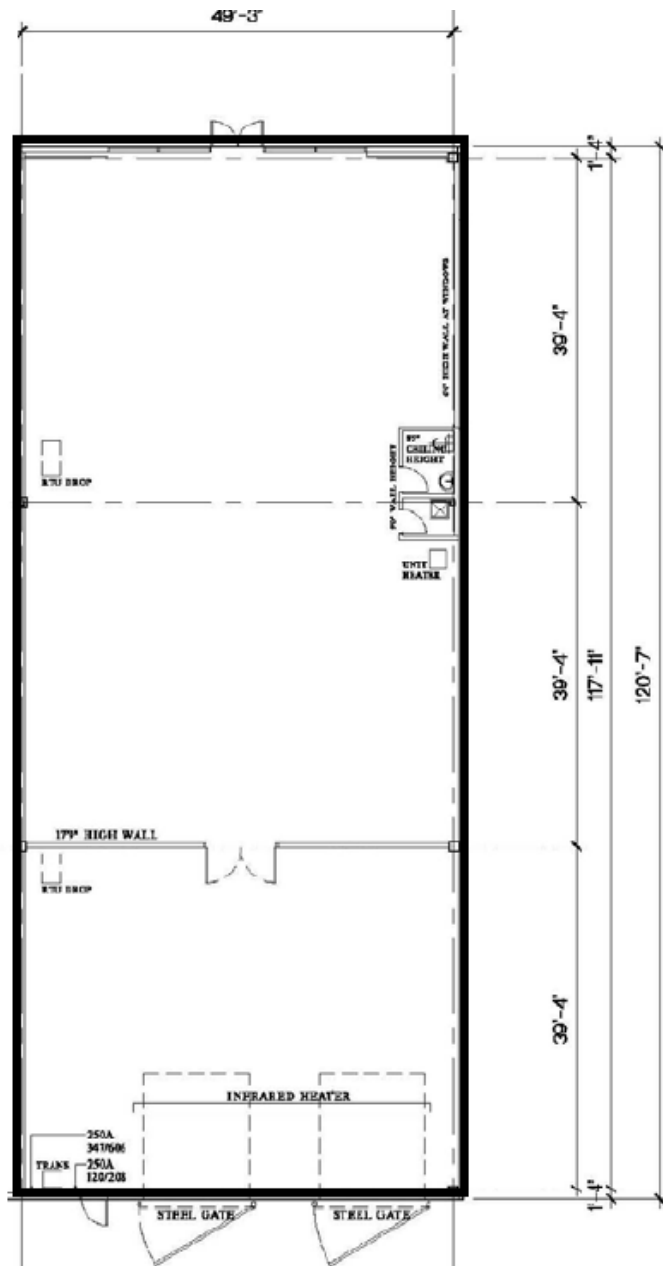


UNIT 1695 – 6,052 SF

**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: 24' 6" 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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Director, Leasing

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