

# 2481 Kaladar Ave.

## Unit 100 - Area 1

INDUSTRIAL WAREHOUSE SPACE AVAILABLE



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<b>Total Square Footage</b>	13,213 SF (approx.)
<b>Mezzanine</b>	380 SF
<b>Clear Height</b>	17'
<b>Loading</b>	1 Dock Level Door
<b>Column Span</b>	40' x 33'
<b>Zoning</b>	GM29 [187]
<b>Additional Office</b>	510 SF Available

<b>Net Rent</b>	\$13.00 psf NNN
<b>Additional Rent</b>	\$4.92 psf (2026)
<b>Utilities</b>	Heat & Hydro Extra
<b>Availability</b>	Immediate

Large, open warehouse space with private washroom, lunchroom, and small office mezzanine. Warehouse is equipped with an upgraded sprinkler system rated for tire storage.

