



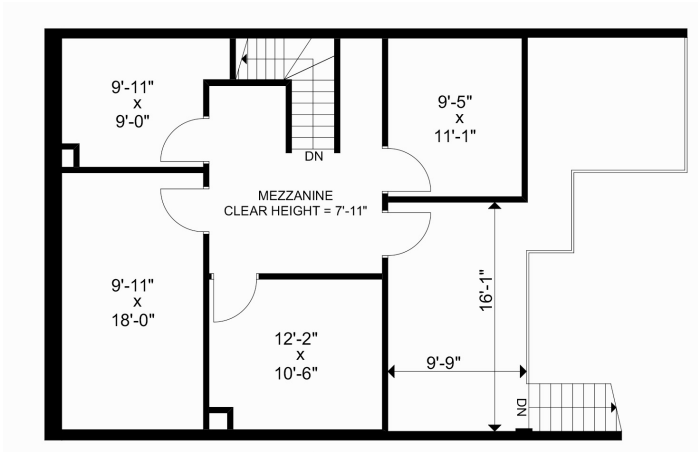
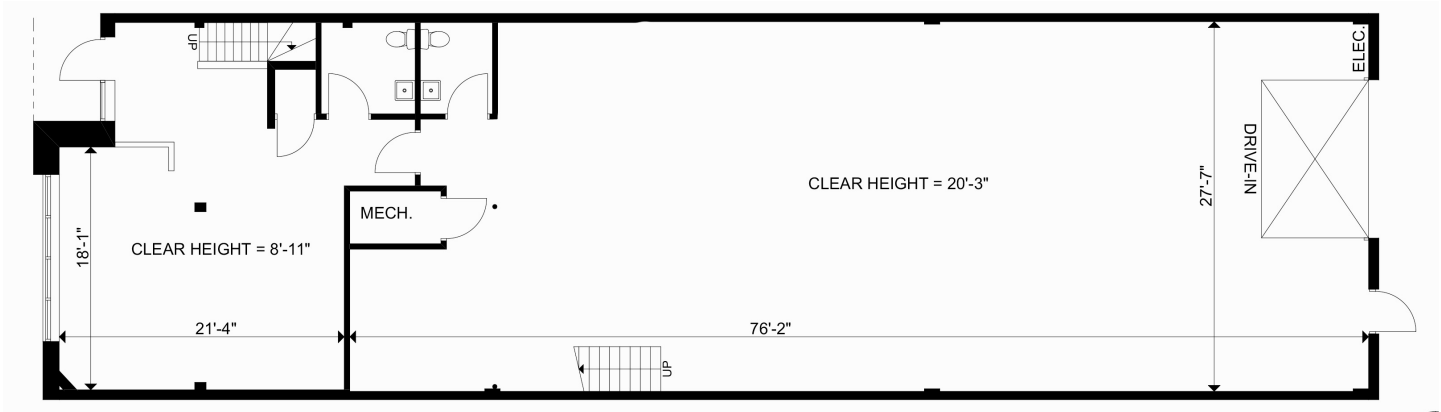
Industrial unit available for sublease

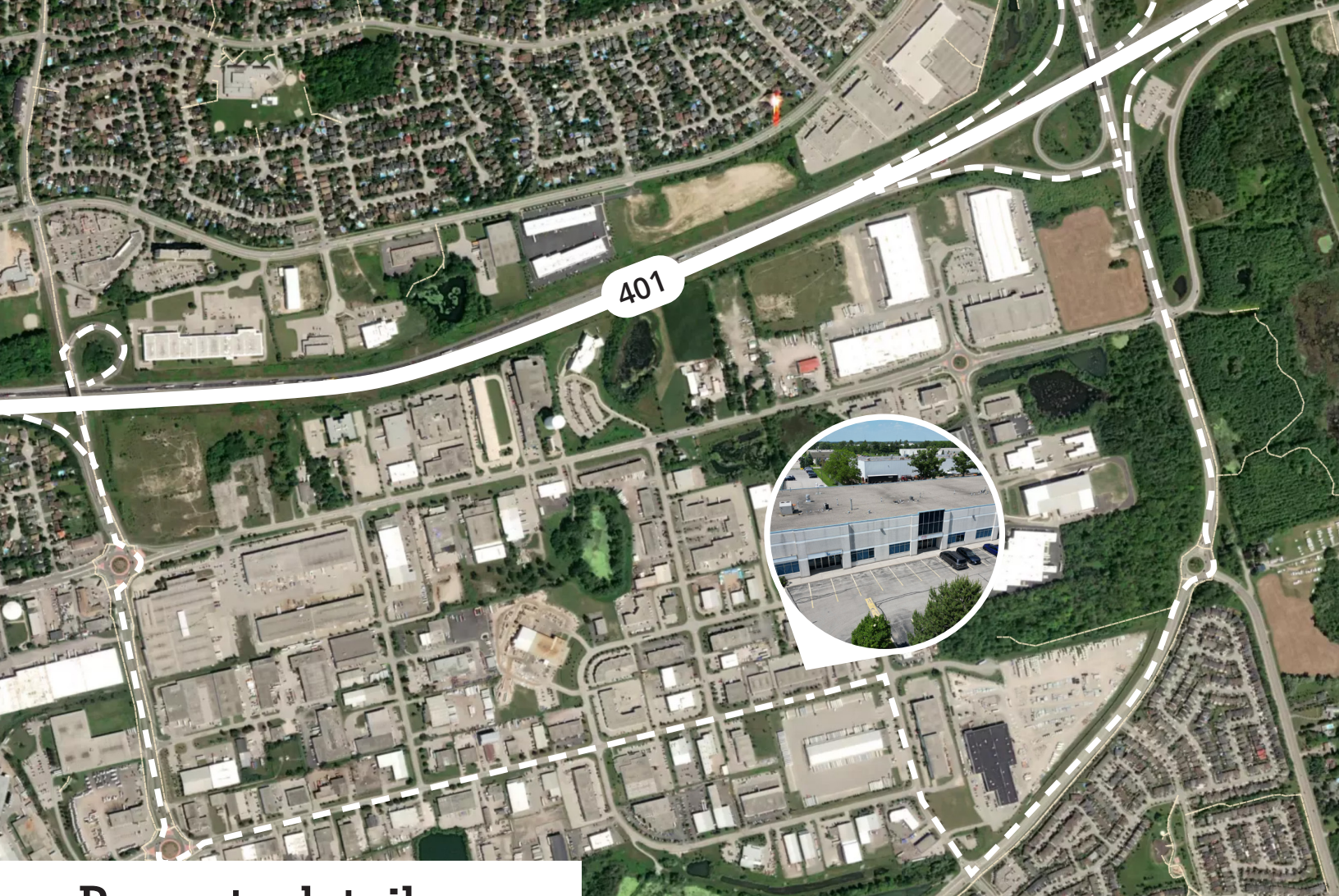
- Clean unit in well maintained class A building
- Great Highway 401 connectivity
- Landlord open to a new long-term lease

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Floor plan





Property details

- Approximately 850 sf of well appointed air-conditioned office space including three private offices, boardroom, kitchenette and two washrooms
- Industrial space features 20' ceilings, gas radiant heating and oversized drive in loading door
- Large rear paved shipping court facilitates 53' trailers
- Landlord would discuss a new Head-Lease, please discuss with listing brokers

Unit size	3,910 sf
Clear height	20 feet
Power	600V / 200A
Shipping	14'x12' drive in door
Zoning	M3
Additional rent	\$6.30 psf
Asking net rate	\$16.50 psf net

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