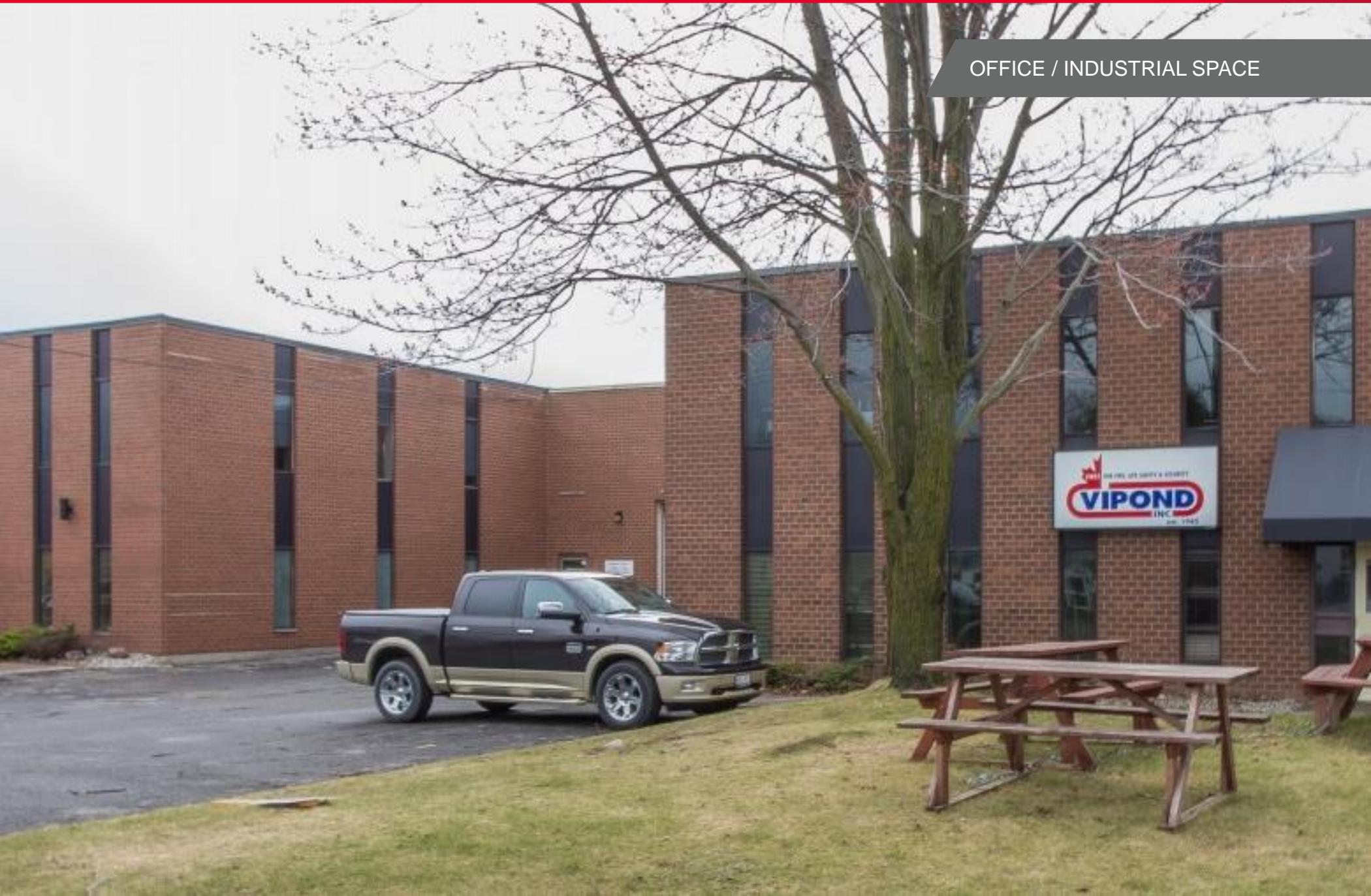


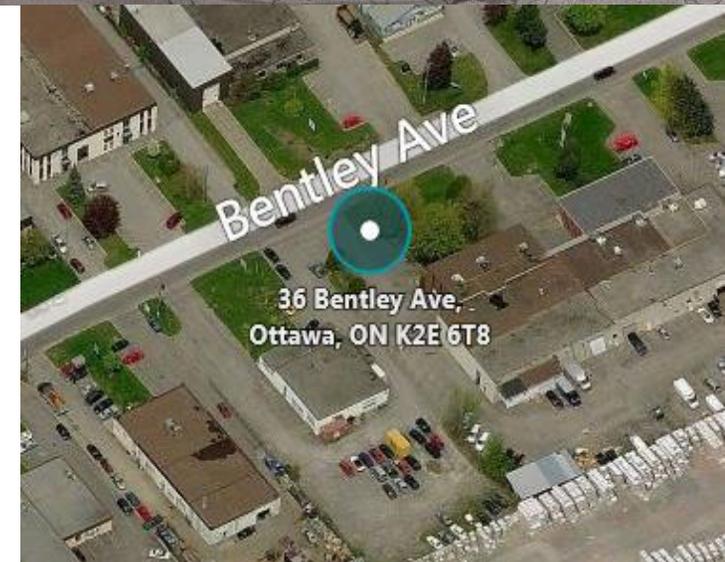
OFFICE / INDUSTRIAL SPACE





### Property Highlights

- Industrial Space – 2,300 SF & 3,775 SF (can be contiguous to 6,075 SF)
- Office Space - Ground Floor - 3,200 SF
- Office Space - 2nd Floor - 1,600 SF
- Rental Rate (industrial) - \$9.00 PSF
- Rental Rate (office) - \$10.00 PSF
- Operating Costs: \$6.87 PSF
- Multi-tenant office / industrial building
- Parking located at the front and rear of building
- Industrial Space - small office component; two (2) grade level loading doors
- Office Space - Ground Floor - combination of enclosed and open concept; kitchenette; private washrooms
- Ceiling Height - 18 feet
- Excellent central location with easy access to several amenities
- Available immediately



For more information, please contact:

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