

FOR LEASE // PRIME INDUSTRIAL WITH SECOND FLOOR OFFICE

200 Bentley



For more information please contact:

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*Sales Representative

Epic
INVESTMENT SERVICES

PROPERTY DETAILS

PROPERTY DESCRIPTION

Total Area Available:	59,397 sf (September 1, 2020)
Office:	21,170 sf (2 floors)
Industrial:	38,227 sf
Number of Floors:	2
Posted Net Rate:	\$11.75
PSF Operating Cost:	\$2.61
PSF Realty Tax:	\$2.05
PSF Additional Rent:	\$4.66
Year Built:	1987-1990

Additional Details:

- Conveniently located close to Highway 404 and 407
- Mix of private office and lab space
- Clean warehouse space with good shipping

PARKING DETAILS

Above Ground # Stalls: Approximately 131 Parking Stalls

TECHNICAL SPECIFICATIONS

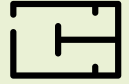
Ceiling Height:	20'
Shipping/Receiving:	4 Truck Level Doors with Levelers that can accommodate 53' trailers
Lighting:	T8s
Amps:	1200 Amps of Power
HVAC Dist System:	Gas-fired suspended unit heaters / Roof-top units

LIFE SAFETY

Sprinkler System: Fully wet system



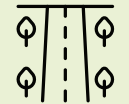
PRIME INDUSTRIAL
LOCATION



59,397 SF AVAILABLE
SEPTEMBER 1, 2020



PERFECT FOR WAREHOUSING
& LOGISTICS



FAST ACCESS TO
MAJOR HIGHWAYS



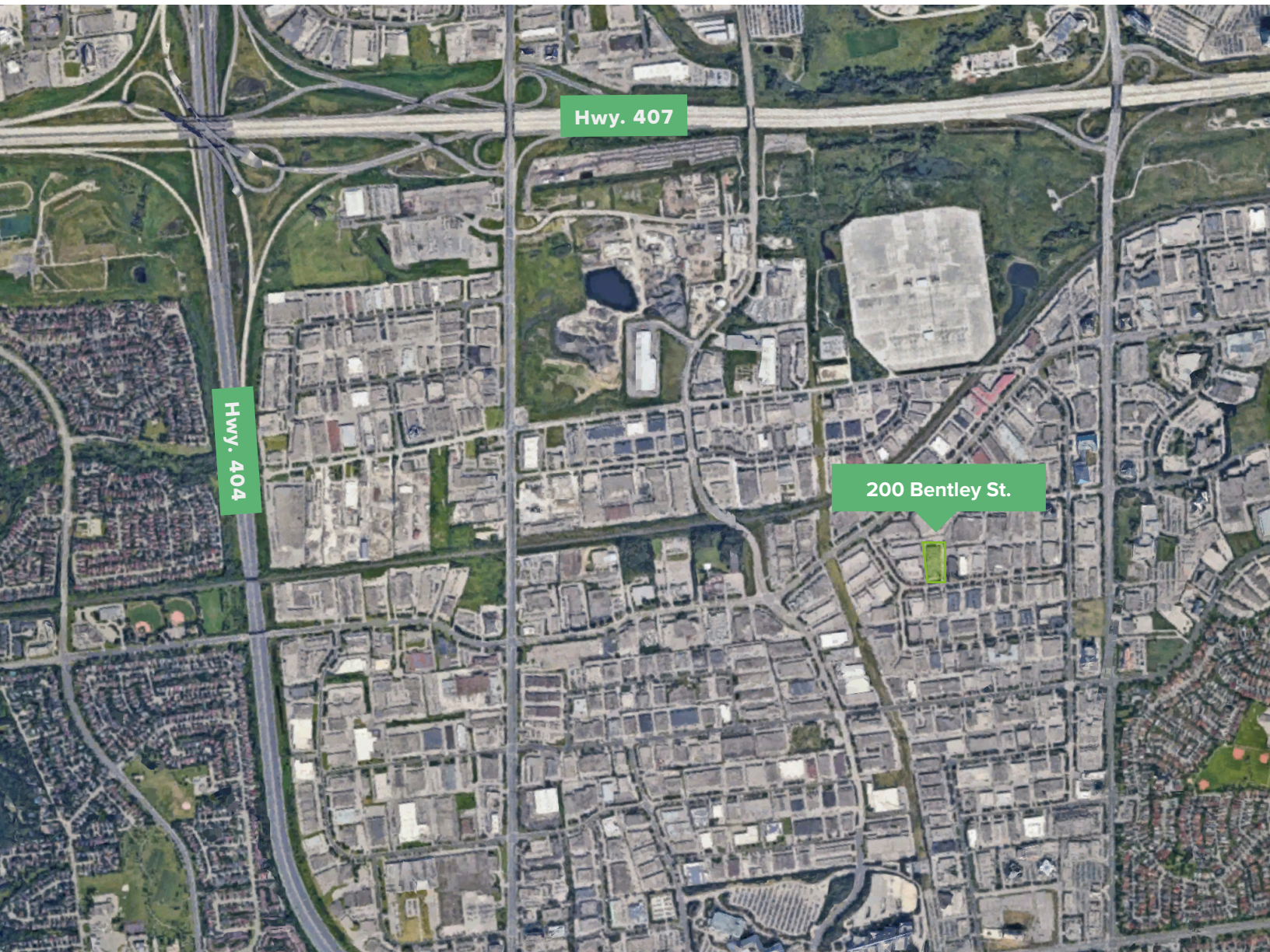
ENERGY EFFICIENT
DESIGN & SYSTEMS



TRUSTED
LANDLORD



LOCATION MAP



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