

# AVISON YOUNG

Partnership. Performance.

## 455 Maxwell Crescent

### Office



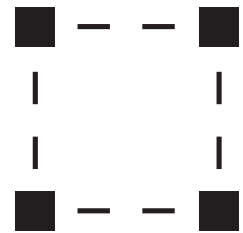
BUILD TO SUIT

### Industrial



FOR LEASE

### Land



FOR LEASE

For more information:



Platinum  
member

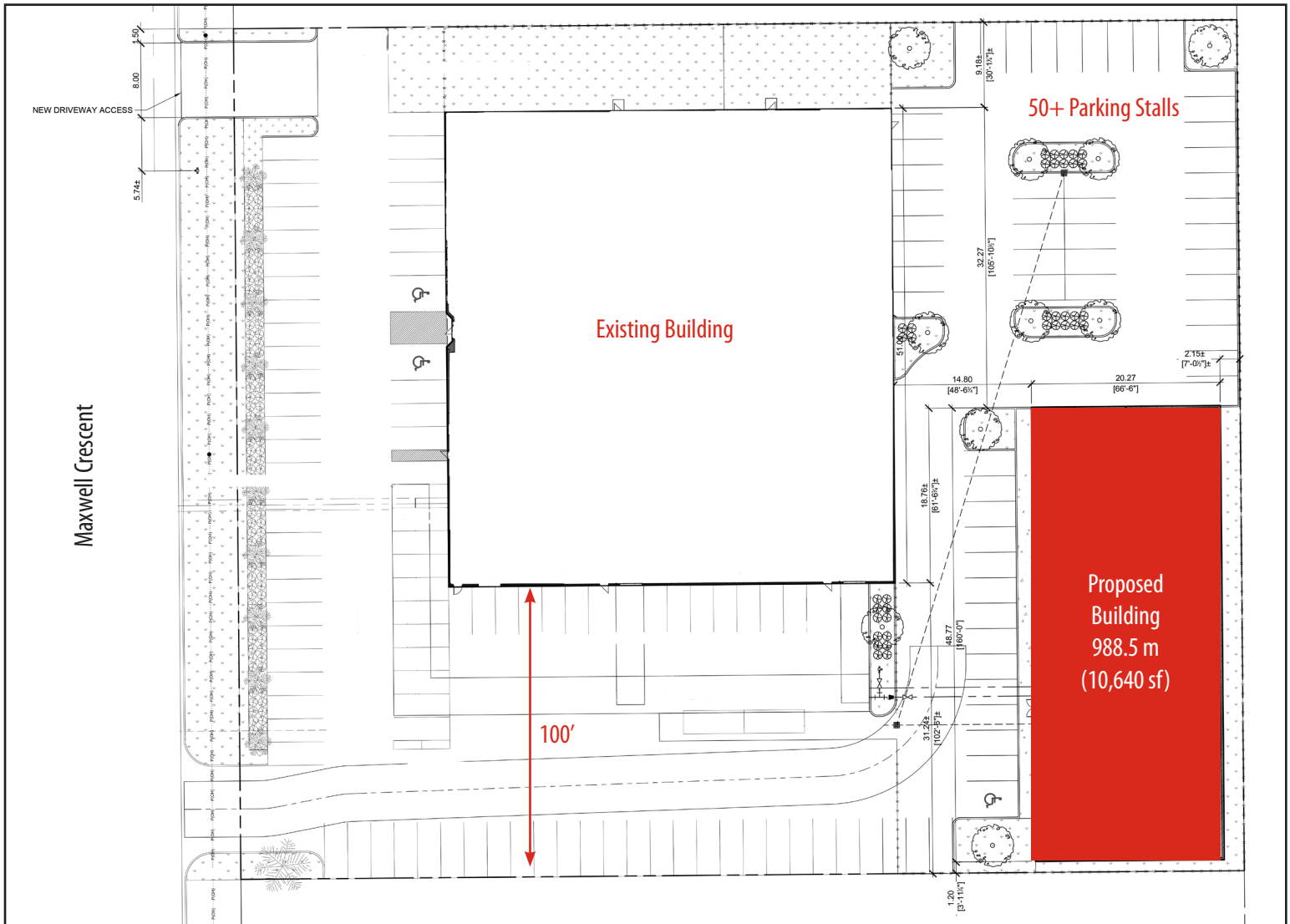


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# 455 Maxwell Crescent

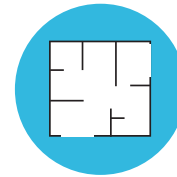
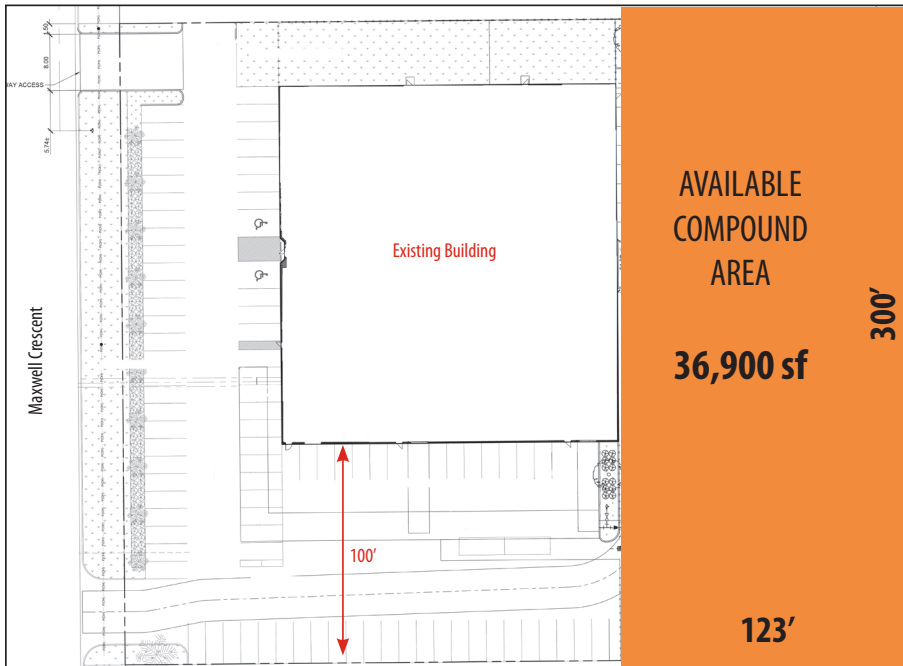
## BUILD TO SUIT OFFICE BUILDING



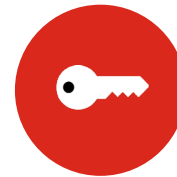
- Can accommodate a wide variety of potential businesses requiring high number of parking stalls.
- Over 50 dedicated stalls to accommodate both staff and visitors.
- In the heart of Ross Industrial Park with quick access to all major routes.
- Good visibility from street (Maxwell Crescent).

# 455 Maxwell Crescent

## COMPOUND FOR LEASE



36,900 sf



Immediate



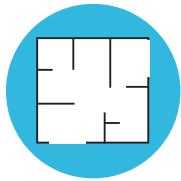
\$0.80 sf



- Fenced & gated.
- Compacted & graded.
- 2 year minimum term.
- Choice of surface can be negotiated and applied prior to possession.
- Can be combined with 1,544 sf of indoor storage or shop space or additional build to suit building.

# 455 Maxwell Crescent

## INDUSTRIAL SPACE FOR LEASE



1,544 sf



Zoning:  
IA - Light Industrial



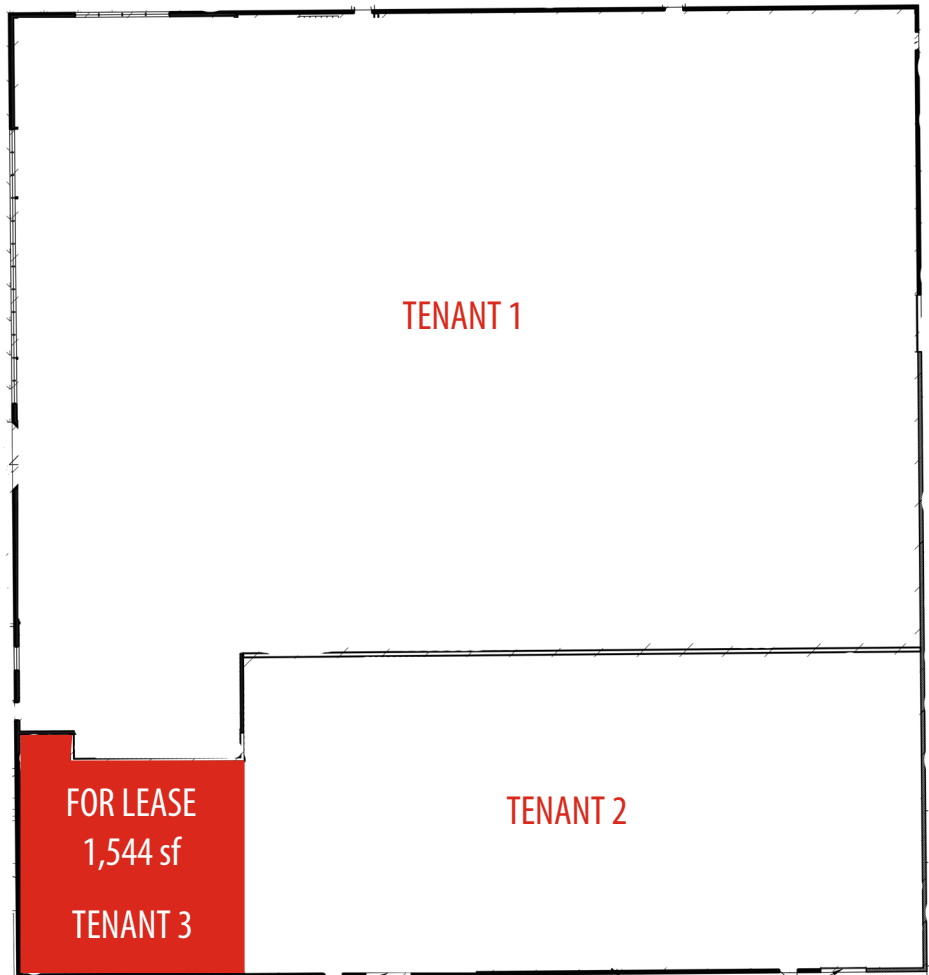
Added as required



Immediate



Market Rates

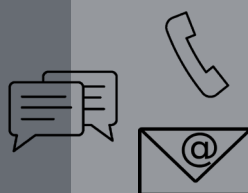


- Can be combined with 36,900 sf compound as part of negotiations.
- \$3.39 psf for 2018 (est.) - Operating Costs & Taxes
- 19' clear ceiling height.
- Can be built out as required.

For more information:



Platinum member



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