



25,185 SF Leasing Opportunity

Wayne Berry, Partner
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Property Details

Location: Horizon Business Park NE, walking distance to Whitehorn C-Train Station.

Site Size: 2.16 acres, fully paved and landscaped.

Zoning: I-G (Industrial General)

Parking: Ample on-site parking (30 Stalls in front)

Building Features

- Fully sprinklered
- HVAC includes A/C
- Clear ceiling height of 24'
- Ample drive-in loading bays
- Rear paved storage and loading areas
- 1000 amp, 208 volt service (tbv)
- Make-up air system



Leasable Area

Total Leaseable Area: 25,185 SF

Main Floor: 21,513 SF

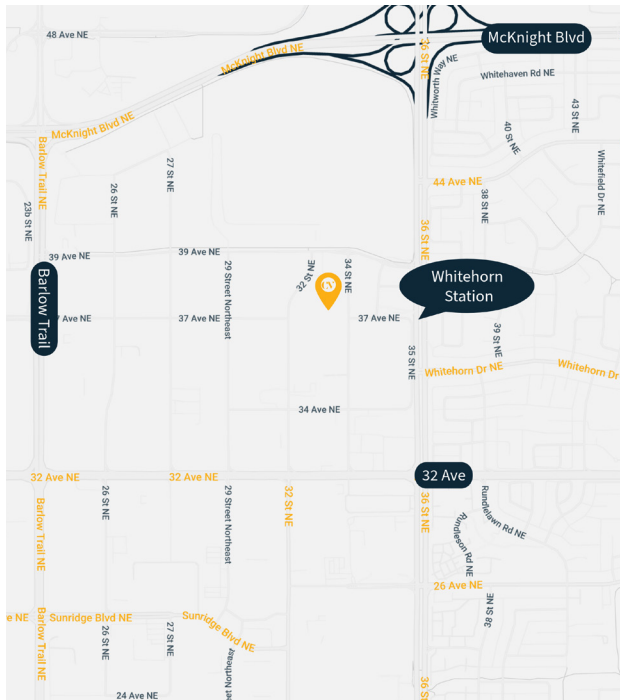
2nd Floor: 3,672 SF

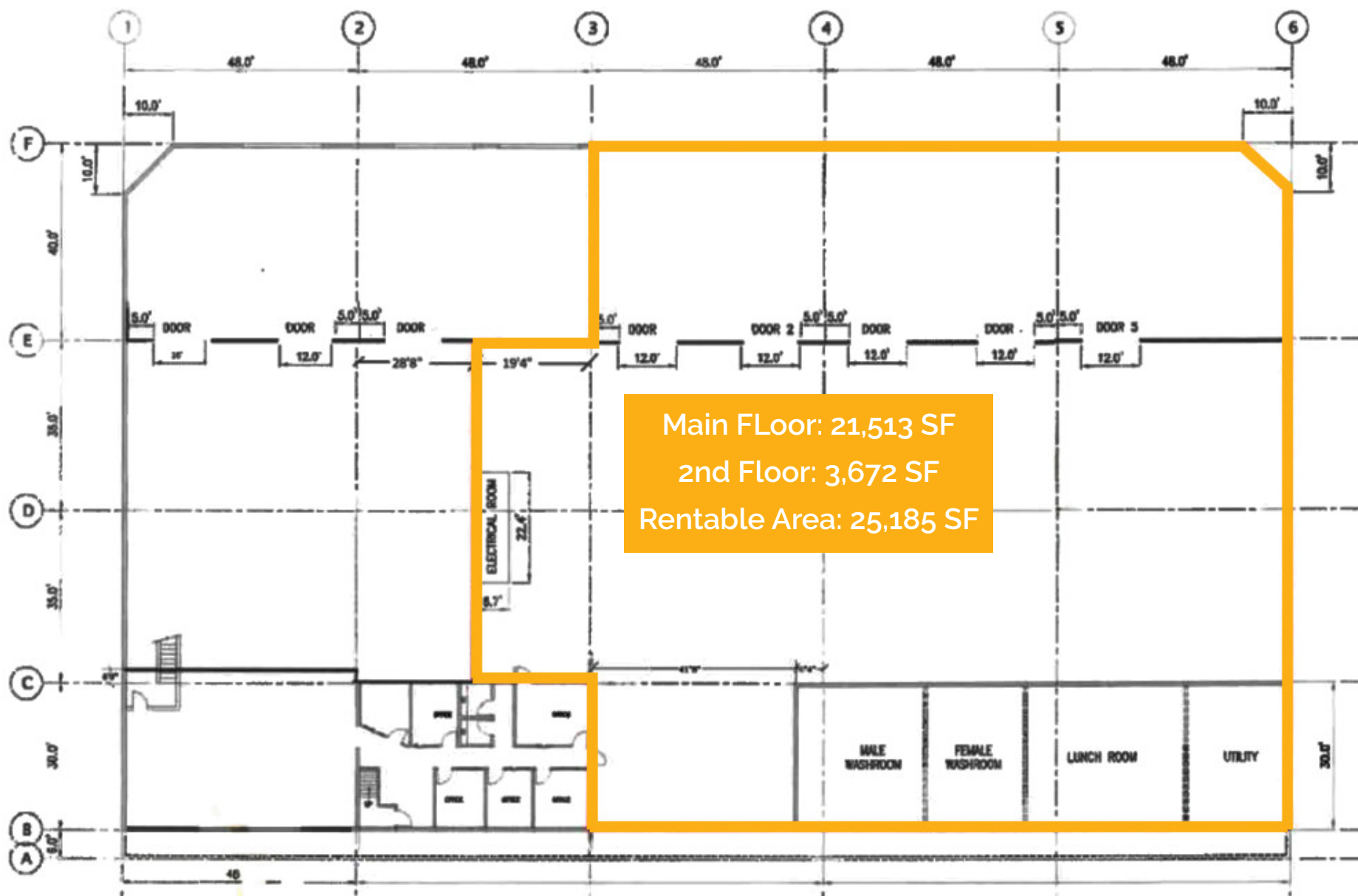
Loading: Five 12' x 14' O/H drive-in doors and one interior scissor lift

Lease Rate: \$14.00/SF

Operating Costs: \$6.75/SF

Availability: **Immediate**







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