



SHERIFF
CORPORATION

72,573SF INDUSTRIAL SPACE
PRIME OAKVILLE LOCATION

FOR LEASE

Available January 1, 2020



2323 Winston Park Drive (Unit 2) offers 72,573sf industrial space in sought after Winston Business Park.

- 61,937sf warehouse and 10,636sf office space
- 30' clear height warehouse | 9' office ceiling height
- Multiple truck level docks and drive-in doors
- Minutes from QEW, Hwy 403 and Hwy 407

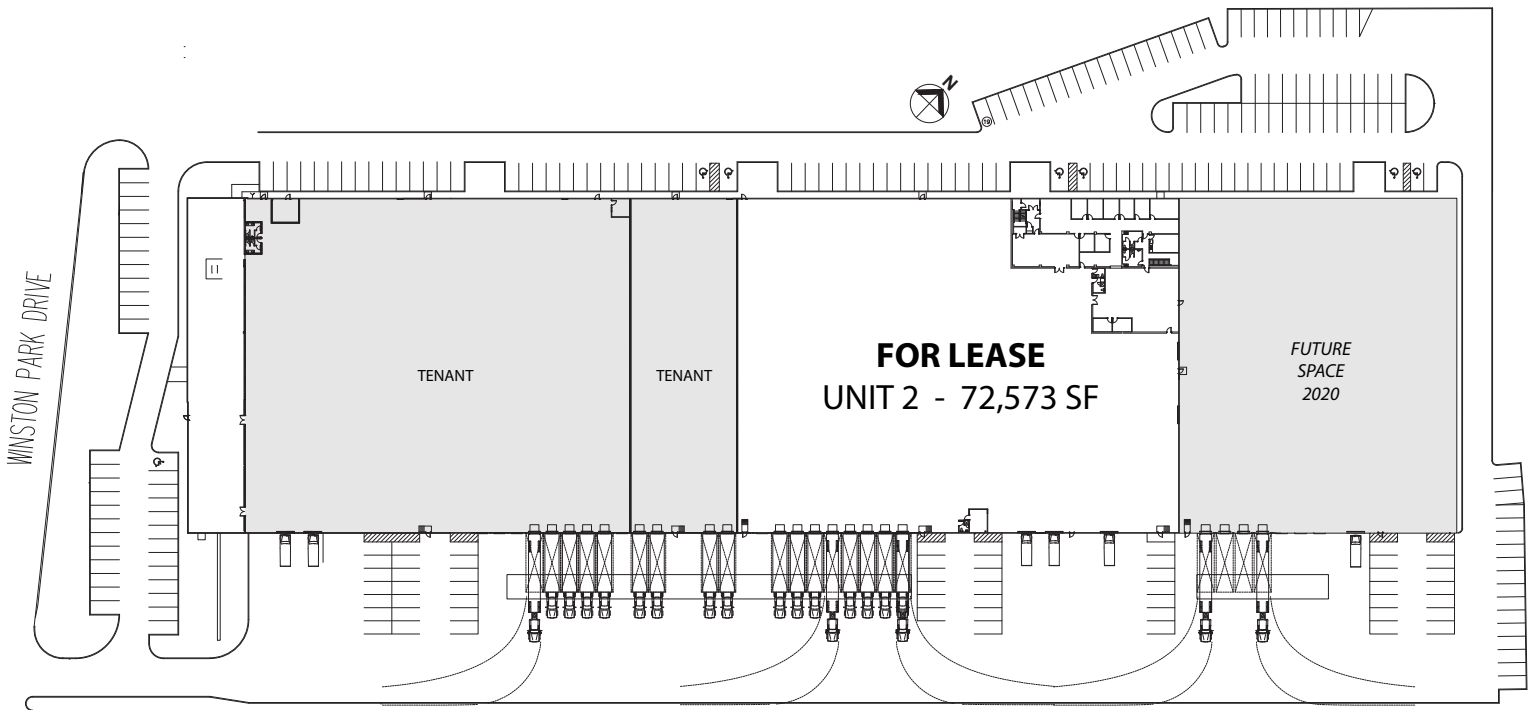
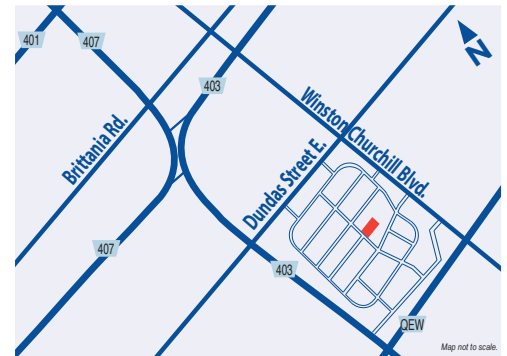
2323 WINSTON PARK DRIVE - UNIT 2, OAKVILLE



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BUILDING SPECIFICATIONS

Areas	61,937 sf warehouse + 10,636 sf office (72,573 sf total building)
Exterior Walls	Architectural precast with insulated metal siding system with dark grey glazed windows in office area
Existing Power	200 amp 600/347 volt 3 phase 4 wire system, complete with 30 KVA transformer and a 42 circuit 120/208 volt panel
Sprinkler System	Warehouse: ESFR sprinklers Office: Wet type, light hazard coverage
Clear Height	30' clear warehouse, 9' ceiling office
Roof	Single ply EPDM roofing system with R20 insulation factor
Shipping	Five (5) 8' x 10' truck level docks Drive-In: Three (3) 12' x 14' drive-in doors
Lighting	Metal halide throughout warehouse 2' X 4' fluorescent fixtures in office
Bay Sizes	35.5' X 37'
Washrooms	Ground Floor Office: Two washrooms - Men's with 1 urinal, 1 stall, 1 sink & Women's with 2 stalls, 2 sinks 2nd Floor Office: Two washrooms - 1 Men's, 1 Women's each with 1 toilet, 1 sink Warehouse: One unisex washroom with 1 toilet, 1 sink, 1 shower
Parking	75 spaces (approx.)
Floors	Warehouse slab: 6" concrete floor Office slab: 4" concrete floor
Asphalt	Heavy duty (truck & driveway areas) Light duty (car parking areas)



BROKERS PROTECTED.

Specifications, floor plans & site plan are subject to change without notice.
E.&O.E.