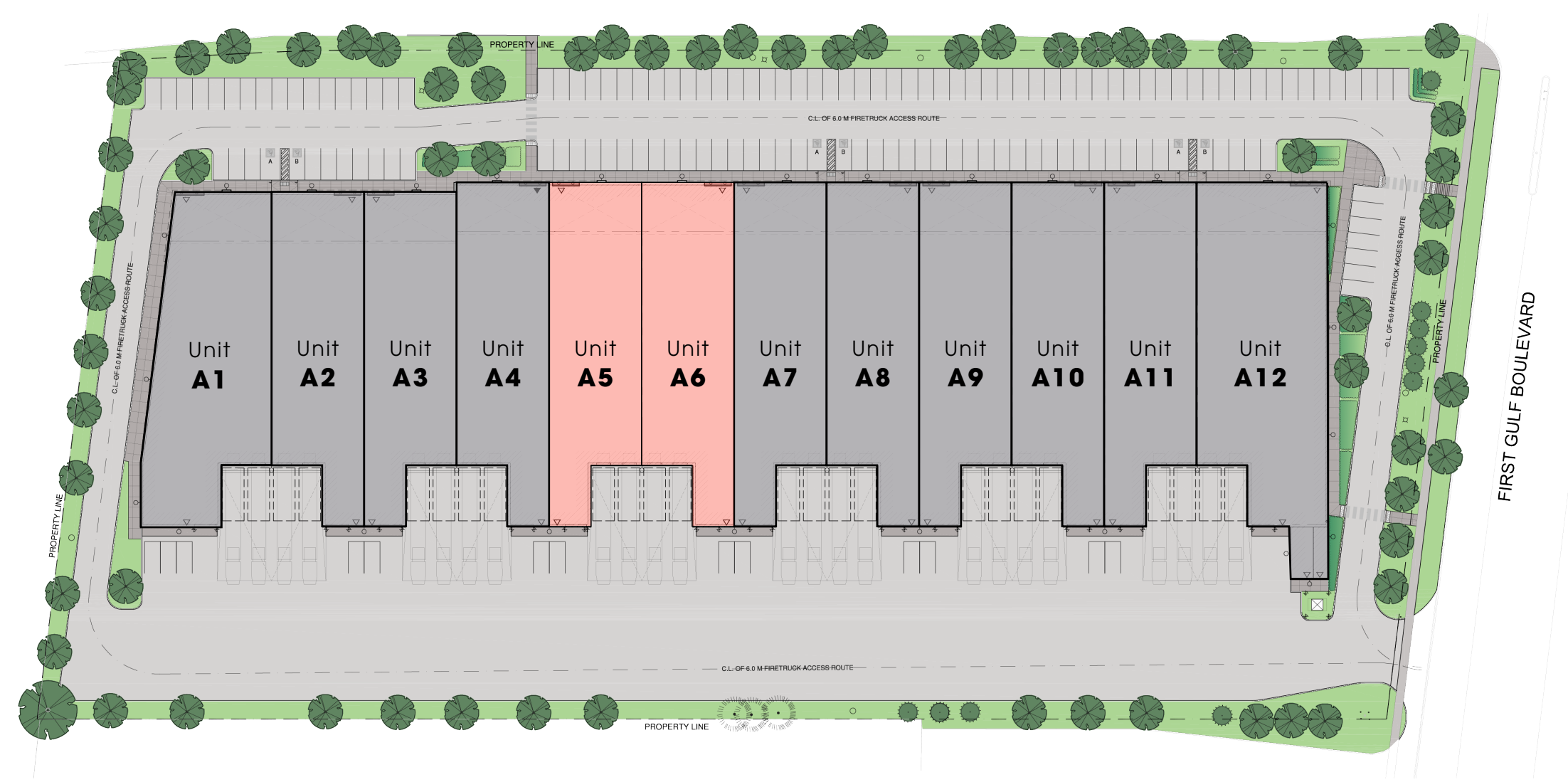








Property Specifications

| | |
|----------------|--|
| Available Area | 133,381 SF |
| Unit Sizes | 10,000 sf to 15,000 sf |
| Shipping | 2 truck-level doors, 1 drive-in door (per unit) |
| Power | 200 amps, 600 volts (per unit) |

| | |
|--------------|-------------|
| Clear Height | 32' |
| Bay Size | 50' x 40' |
| Zoning | M1-2678 |
| Mezzanine | ~15% of GFA |

■ AVAILABLE FOR SALE



-  **40,000 lb.**
manually operated dock levelers
-  **8" thick**
concrete slab (25 MPA) with steel reinforcement
-  **Lighting**
LED throughout
-  **Suspended**
gas-fired units with wall-mounted thermostats
-  **Mezzanines**
designed to OBC standards for storage or office use
-  **Built-out**
washroom in each unit