

Full Services On Site

Industrial Warehouse & Shop For Sale

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## Property Details

**Land Use:** DC-99

**Legal:** Lot 1, Block 8, Plan 0810343

**Lot Size:** 5.14 AC

**Year Developed:** 2023

**Total Building Size:** 19,204 SF

- Warehouse Area: 6,000 SF
- Shop Area: 7,480 SF
- Main Floor Office: 3,000 SF  
(includes parts storage)
- 2nd Floor Office: 2,724 SF

**Ceiling Height:** 27'9"

**Operating Costs:** Self managed, including taxes and insurance estimated at \$4.00/SF

**Taxes:** TBV

**Availability:** March 1, 2024

**Asking:** Market



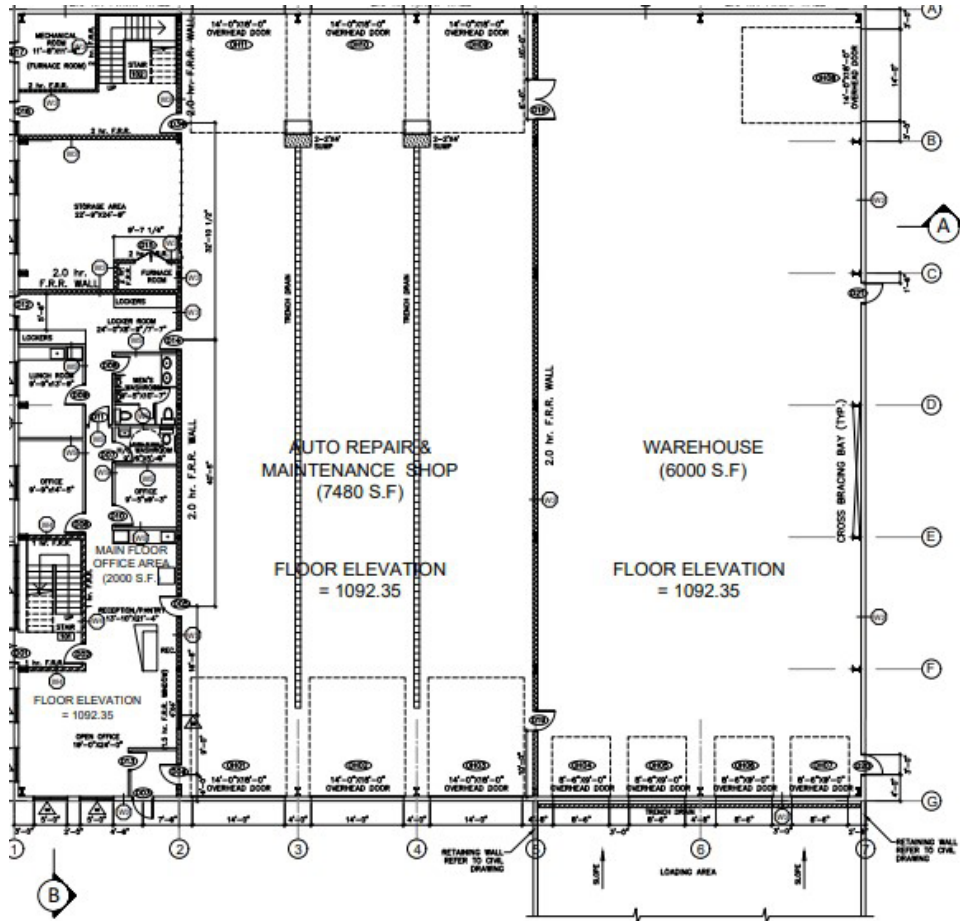
*Situated on a 5.14-acre lot, this property boasts excellent access to key transport routes, including major thoroughfares and highways, providing seamless connections to surrounding industrial hubs. The DC-99 zoning provides versatility for a variety of industrial uses, making it an ideal investment for businesses looking for a developed site with immediate functionality.*

## Key Features

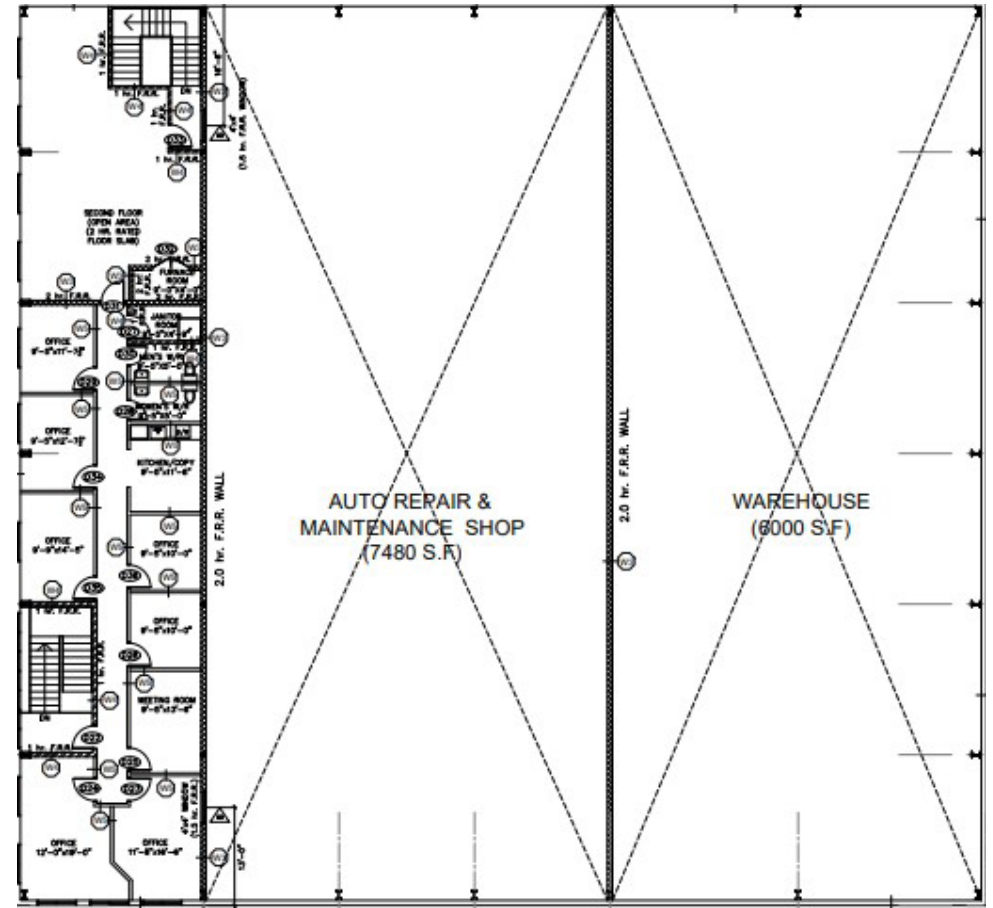
- Make-up air system
- Trench drains
- Two sumps
- Graveled, compacted yard
- Security gates with fully fenced yard
- 7 drive-in doors 14' x 18'  
(includes 3 drive-through bays)
- 4 dock doors 8'6" x 9'
- Power supply to be verified







Main Floor



2nd Floor

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