

# High Bay Warehouse, 7,000 sqft Windsor

Unit Available



## Features

Class "A" Warehouse  
7,000 sqft, 19ft clear  
3 phase @ 600 volt

High Speed Fiber to site  
HVAC.  
2 Automatic High Bay Loading Doors

53ft Tractor Trailer Access  
3 miles from Stellantis Battery Plant  
15min to USA International Bridge



2 High Bay Doors

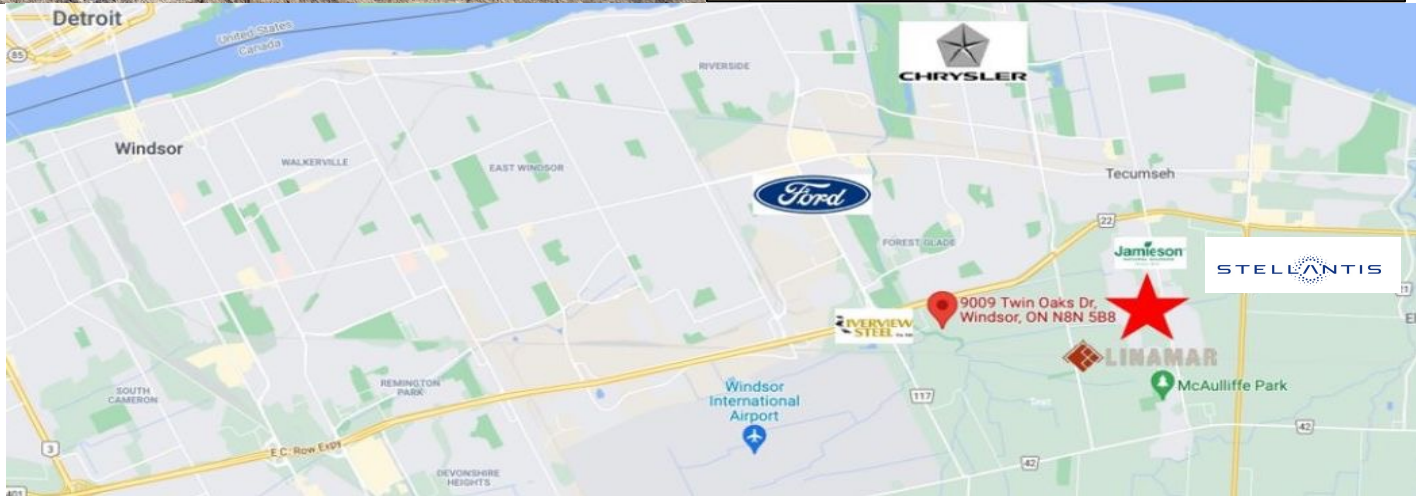


Warehouse

**Eco WorkSpace Inc. 226-506-2190**

# Site & Economics

Front of Building



## Schedule B

9009 Twin Oaks Drive, Windsor ON

Term of Lease		Base Rent/Sqft	Additional Rent			Monthly Total
From	To		Property Taxes (Rate/sqft)	Maintenance & Snow Removal	Total Rate / Sqft.	
March 1 2023	February 28 2025	\$12.95	\$3.87	\$.50	\$17.32	\$10,103.33
March 1 2025	February 28 2029	\$13.95	TBD	TBD	TBD	
March 1 2029	February 28 2035	\$14.50	TBD	TBD	TBD	

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