

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

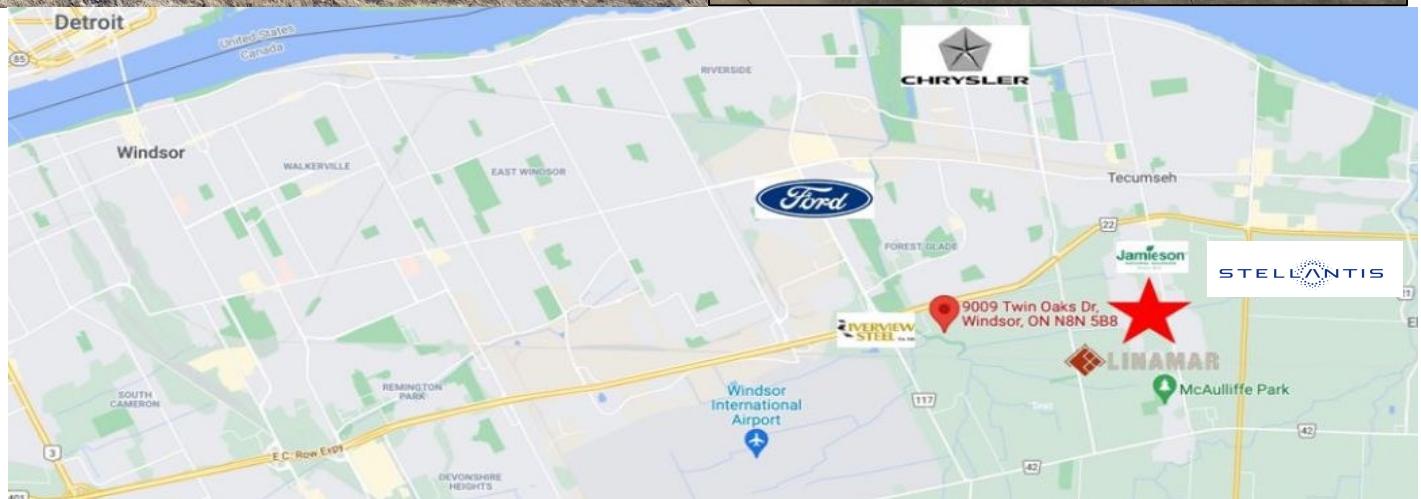
53ft Tractor Trailer Access
3 miles from Stellantis Battery Plant
15min to USA International Bridge



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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