

NEWLY RENOVATED UNIT - FOR LEASE

**#17-1290 Speers Rd.,
Oakville, ON**

FULLY AIR-CONDITIONED INDUSTRIAL UNIT!



FEATURES

- 2,046 sq.ft total area plus bonus 600 sq.ft mezzanine.
- New flooring, new LED lighting, new roof, new paving, new windows, new doors etc.
- \$4,295/month Net Lease, plus \$1,289/month Additional Rent.
- Functional layout with private office, kitchen and 2 washrooms.
- Professionally managed by Novo Property Management Inc.

FOR FURTHER INFORMATION, CONTACT:



Robert Bellissimo, Broker of Record

O: 905 337 2745 EXT:101

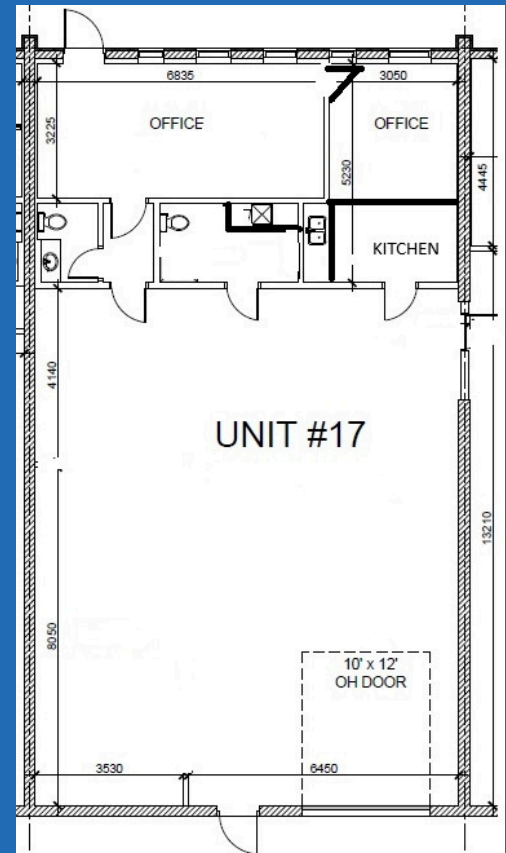
Email: robert@novocre.ca

UNIT 17 FLOOR PLAN

ADDITIONAL FEATURES

- 30% Office and 70% Industrial
- Warehouse walls and ceiling painted white
- New kitchen appliances
- 10'x12' warehouse garage doors
- Energy efficient heat pumps throughout
- Full AC including warehouse
- Available immediately
- Clean use only
- 60 AMP/600 Volt electrical service

Rent Per Month	
Property	1290 Speers Rd.
Unit	17
Size (sq.ft)	2046 + 600 (Mezzanine)
	Per Month
Net Rent	\$ 4,295.00
Additional	\$ 1,289.00
Subtotal	\$ 5,584.00
HST (13%)	\$ 725.92
Total Per Month	\$ 6,309.92



PROPERTY LOCATION OVERVIEW

1290 Speers, major intersection Third Line / Speers Rd.

Prestigious Oakville complex & location in close proximity to Bronte Go train, public transit and major Highways (403 & QEW).

Oakville public transit stop at doorstep (stop 2689).

Ample free surface parking.

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YOUR SIGN HERE!



ADDITIONAL PICTURES



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