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Space Details

Unit 7

Total Available Area	3,226 - 9,581 SF
Available Date	January 1st, 2025
Asking Rent	\$16.25 PSF
Additional Rent	\$7.82 PSF
Zoning	Light Industrial - IL[264]S102
Clear Height	18'
	Access from Russell Road and Industrial Avenue
	Pylon signage available
	Showroom space with 18' clear ceilings throughout the warehouse
	 1-3 dock level loading door(s) for convenient shipping
Comments	 Zoning allows for a wide array of industrial & retail uses
	Easy access to HWY 417 via Innes Road or St. Laurent Boulevard

Close proximity to public transit

 Hydro is fixed and dependant on tenant's use. Gas is paid directly





Floor Plan

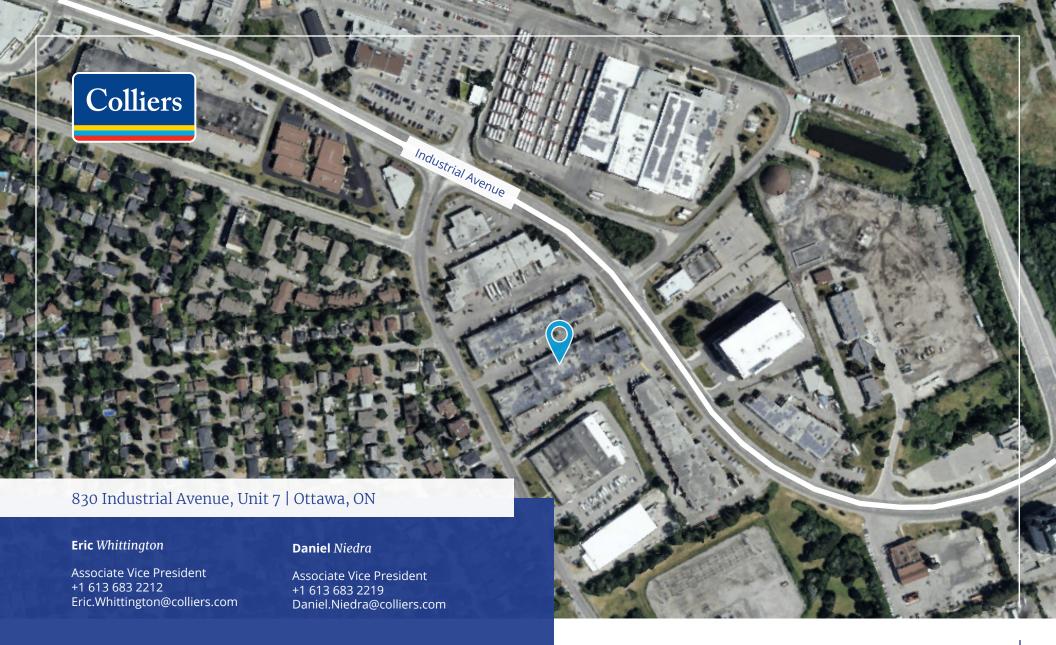
Unit 7

3,226 SF



Note:

This plan is for identification purposes only and is not to be interpreted as being a representation or warranty on the part of the Brokerage or Landlord as to the exact location, area, dimensions, configuration and layout.



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