

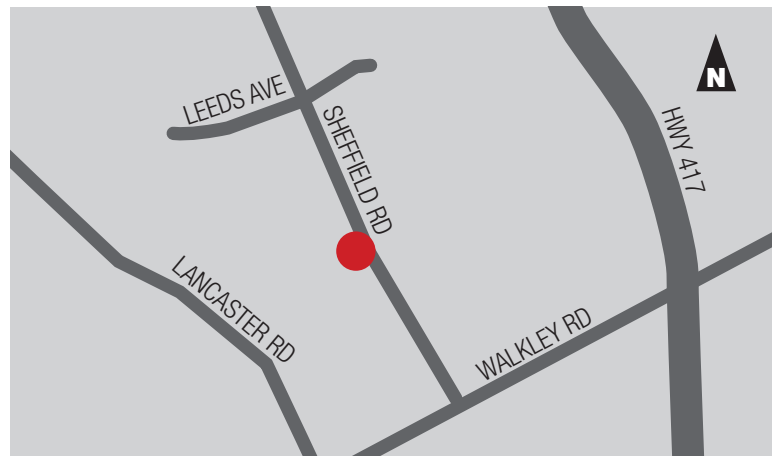


PROPERTY DESCRIPTION

The premises consist of two improved single-storey multi-tenant industrial warehouse buildings totalling 160,000 SF.

WAREHOUSE / RETAIL Unit 2760, Bay 1-4 13,104 SF

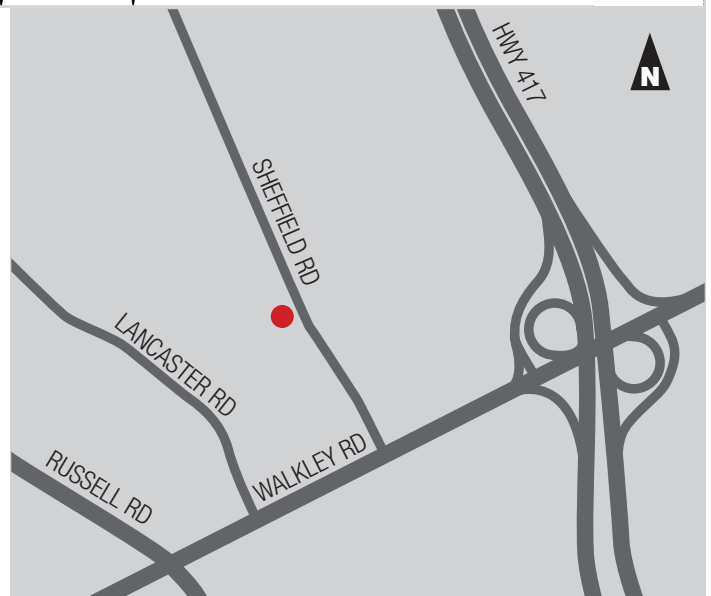
- Rental Rate: \$15.50 PSF
- Operating Costs: \$7.50 PSF (2023)
- 6 dock doors (4 at regular dock height, 2 at lower height for 5 ton trucks and vans)
- Open warehouse space
- High bay warehouse space improved with approx. 1,000 SF of office
- 18 ft ceiling height
- Available Immediately
- Building Signage Opportunity



LOCATION

2760 Sheffield Road is located within Sheffield Industrial Park, which is bound by Innes Road to the north, Highway 417 to the east, Walkley Road to the south and Russel Road and St. Laurent Boulevard to the west.

2760 SHEFFIELD ROAD
WAREHOUSE / RETAIL



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