

2701 HIGHPOINT DRIVE

MILTON | FOR SUBLLEASE



572,192 SQ. FT.
Freezer/Cooler Facility

FOR MORE INFORMATION PLEASE CONTACT:

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PROPERTY SPECIFICATIONS

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Total Building Area:	595,376 Sq. Ft.
Total Rentable Area:	572,192 Sq. Ft.
Office Area	26,627 Sq. Ft.
Total Industrial Area:	548,565 Sq. Ft Ambient: 268,172 Sq. Ft. Cooler/Mechanical Area: 59,495 Sq. Ft. Cooler Area (2): 101,065 Sq. Ft. Freezer Area: 119,833 Sq. Ft.*
Shipping:	136 Truck level doors / 3 Drive-in doors
Clear Height:	39'6"
Zoning:	M2
Possession:	March 1 st , 2017
Asking Rate:	\$7.35 net per sq. ft.
Taxes (2015):	\$1.84 per sq. ft.**
Trailer Parking:	Includes all Trailer Parking and Car Parking

* 35,095 sq.ft would need to be converted to freezer space

** If a potential tenant requires an estimate of total additional rent CBRE is able to provide an estimate.

COMMENTS:

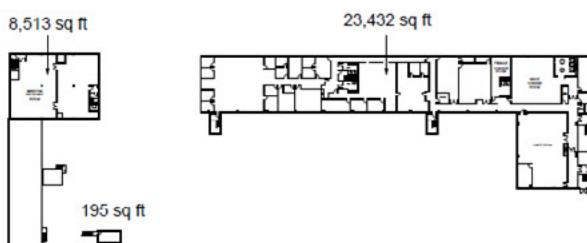
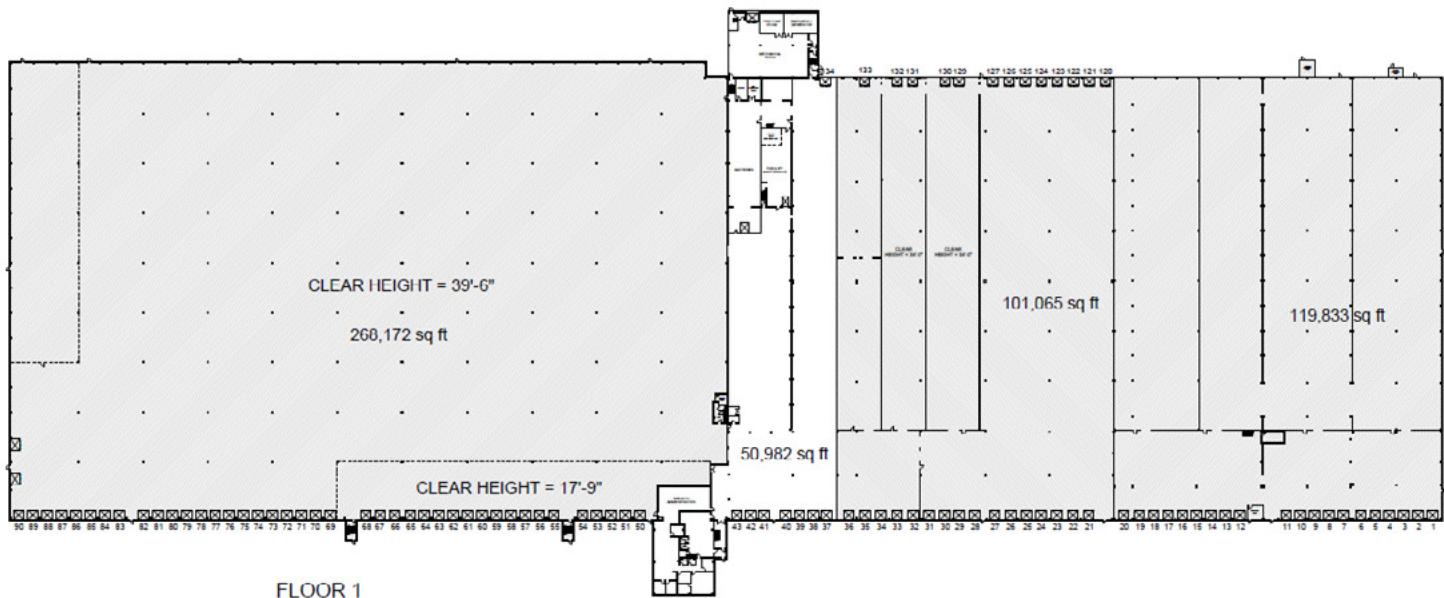
- Sub tenant has the ability to self manage and maintain the space
- Two on-site transformers (3,000/4,000 amps 4,000/5,000 amps 27,600 volts)
- Double load shipping in some areas
- Excellent access to Highway 401 right off of Highway 25
- Temperature Controlled area suitable for produce, fruit, meats etc. with various temperature and humidity settings.
- Some cooler area can be converted to freezer if required
- Public Transit to site

*Speak with Listing Agents for information on all building equipment

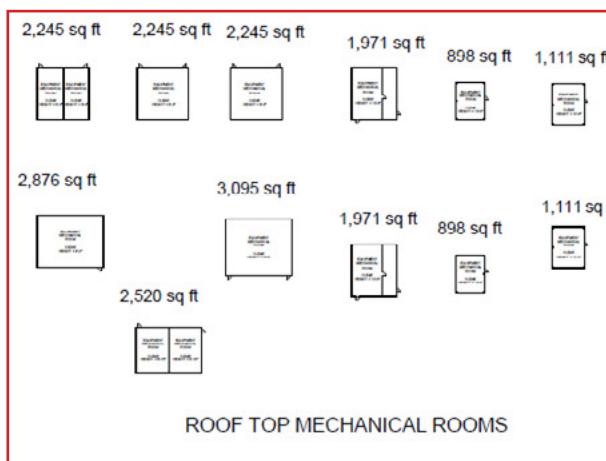
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RENTABLE AREA



FLOOR 2



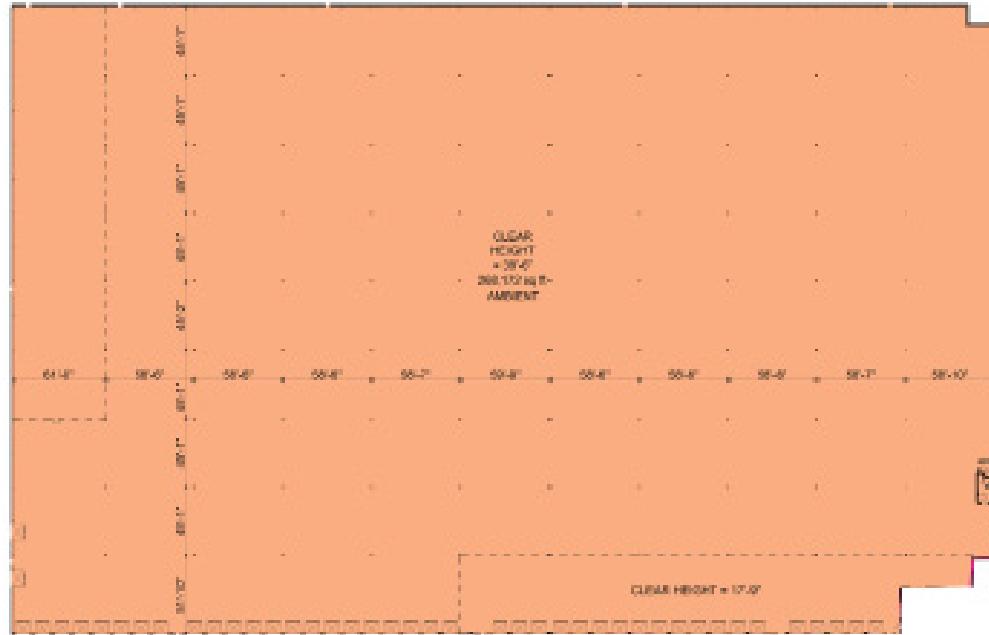
Not included in rentable area

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WAREHOUSE PLAN DEFINED AREAS

1) Ambient



2) Freezer/Cooler



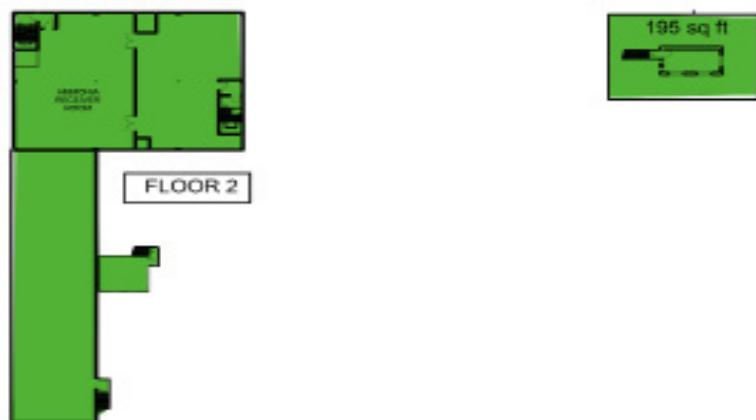
*Temperature settings identified in plan above

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3) Office Area



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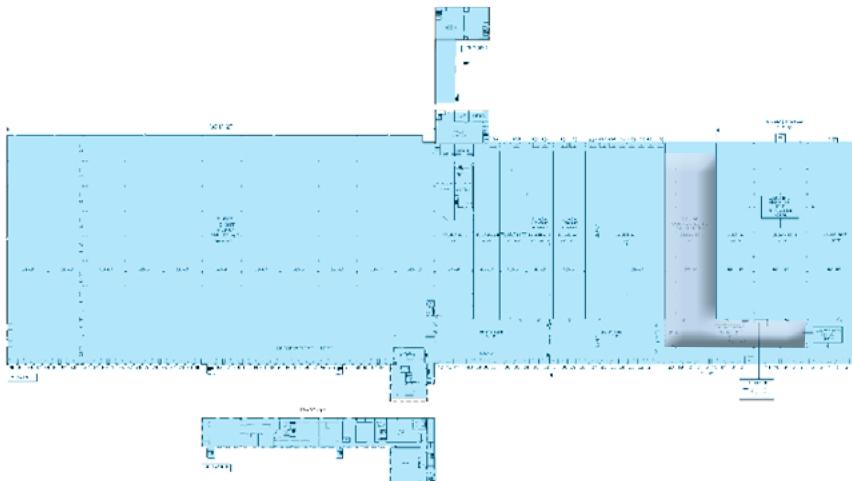
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SUBLLEASE OPTIONS

OPTION 1.

- Entire Building
572,192 Sq. Ft.

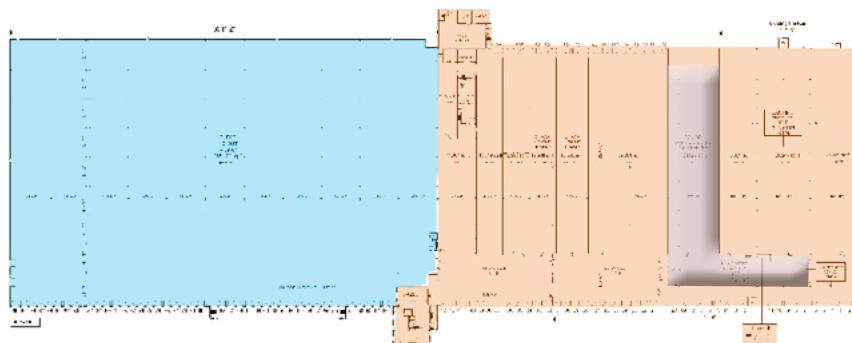
*excluding
non-rentable area



OPTION 2.

- Ambient
291,799 Sq. Ft.

- Freezer/Cooler
280,393 Sq. Ft

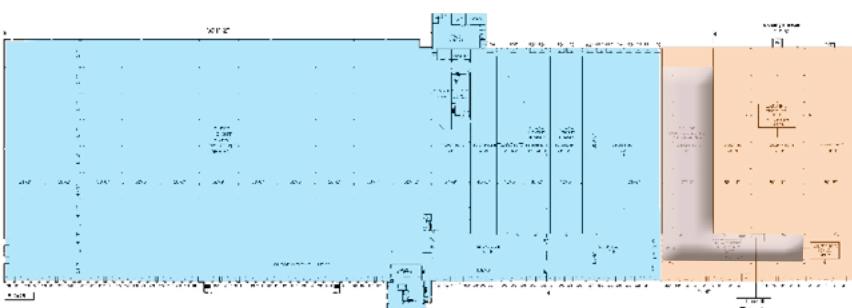


OPTION 2.

- Ambient/Cooler
452,395 Sq. Ft.

- Freezer
119,833 Sq. Ft

70,789 Sq. Ft Freezer
13,949 Sq. Ft Staging
35,095 Sq. Ft Conversion



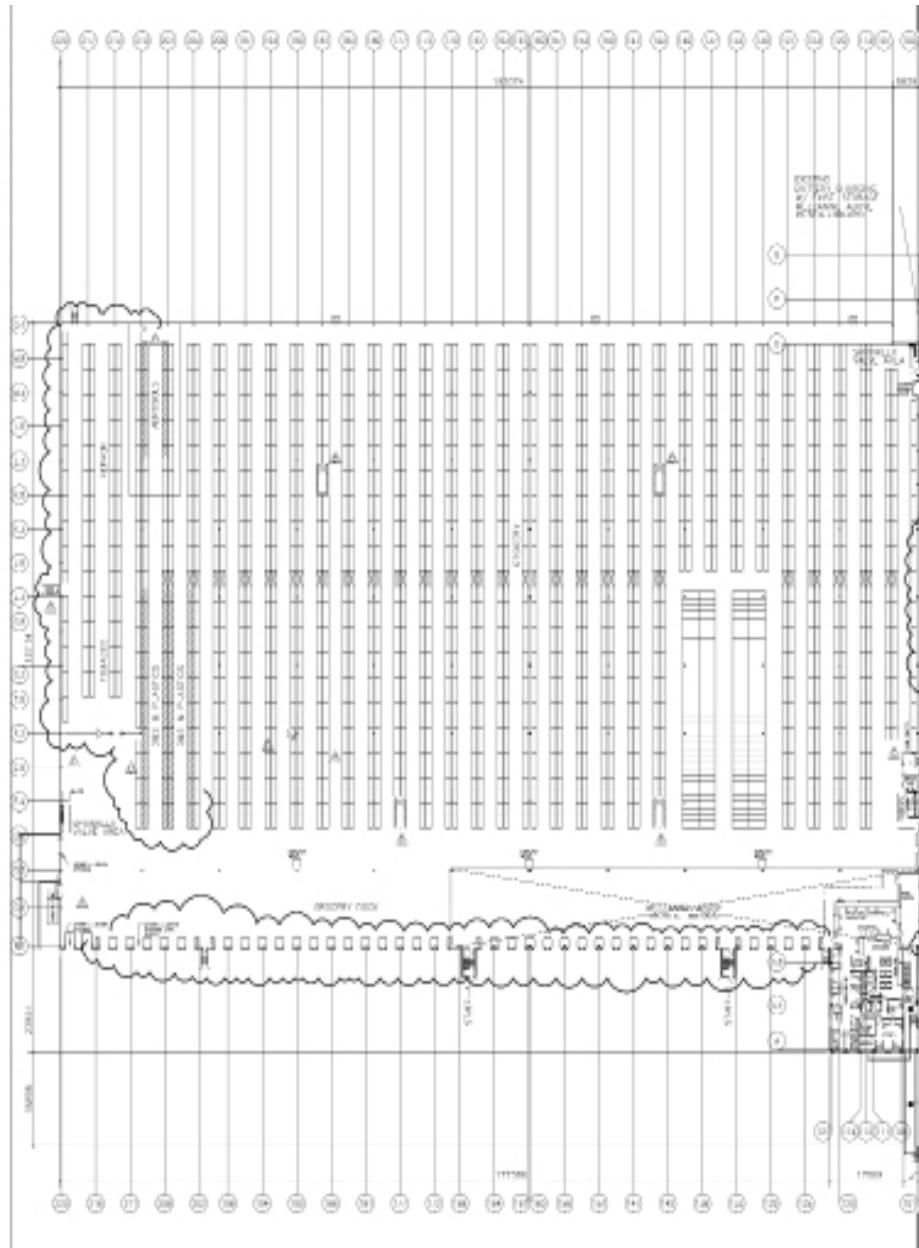
Area can be converted to Freezer Space
(35,095 sq. ft)

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FREEZER RACKING PLAN

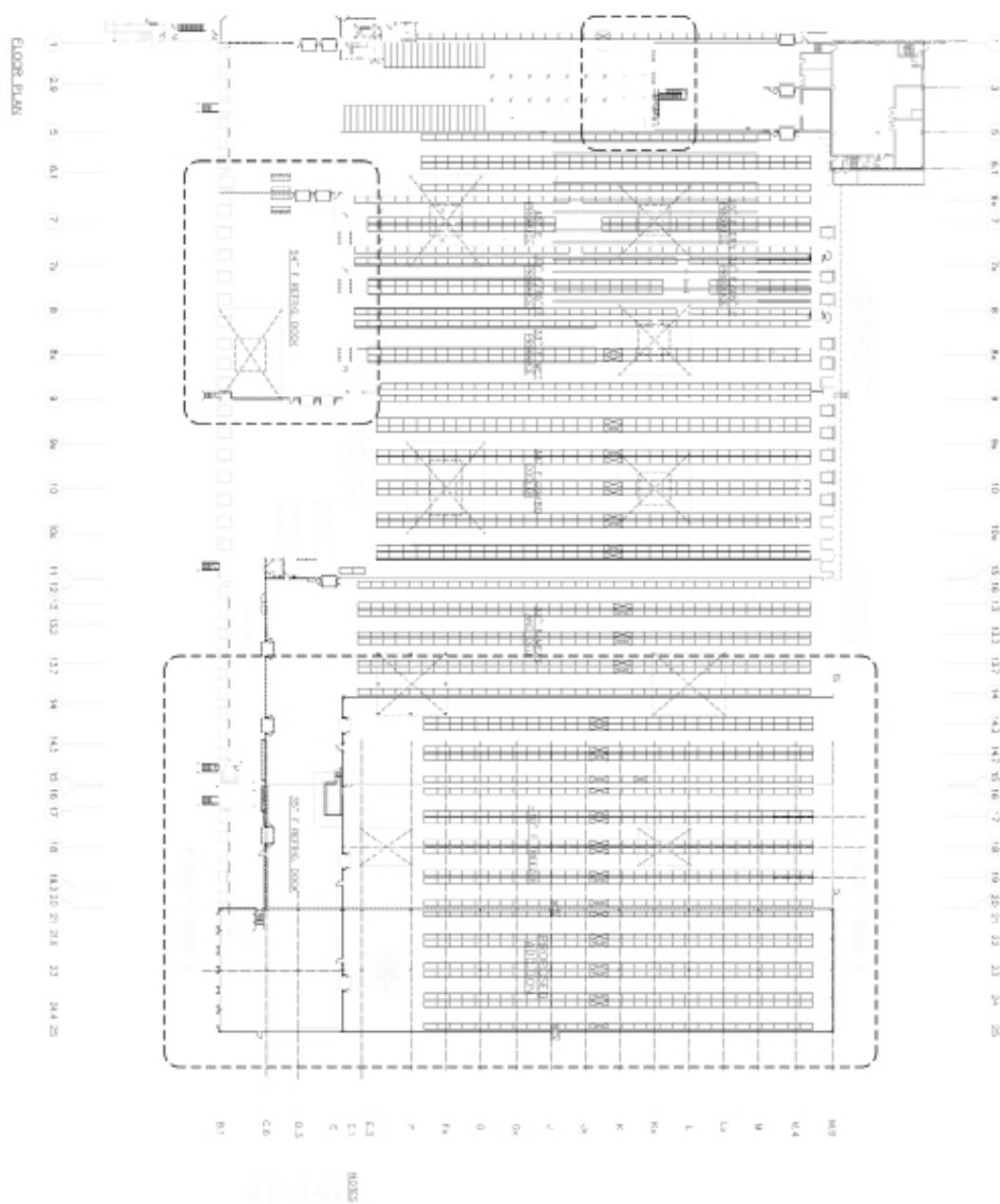


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COOLER RACKING PLAN

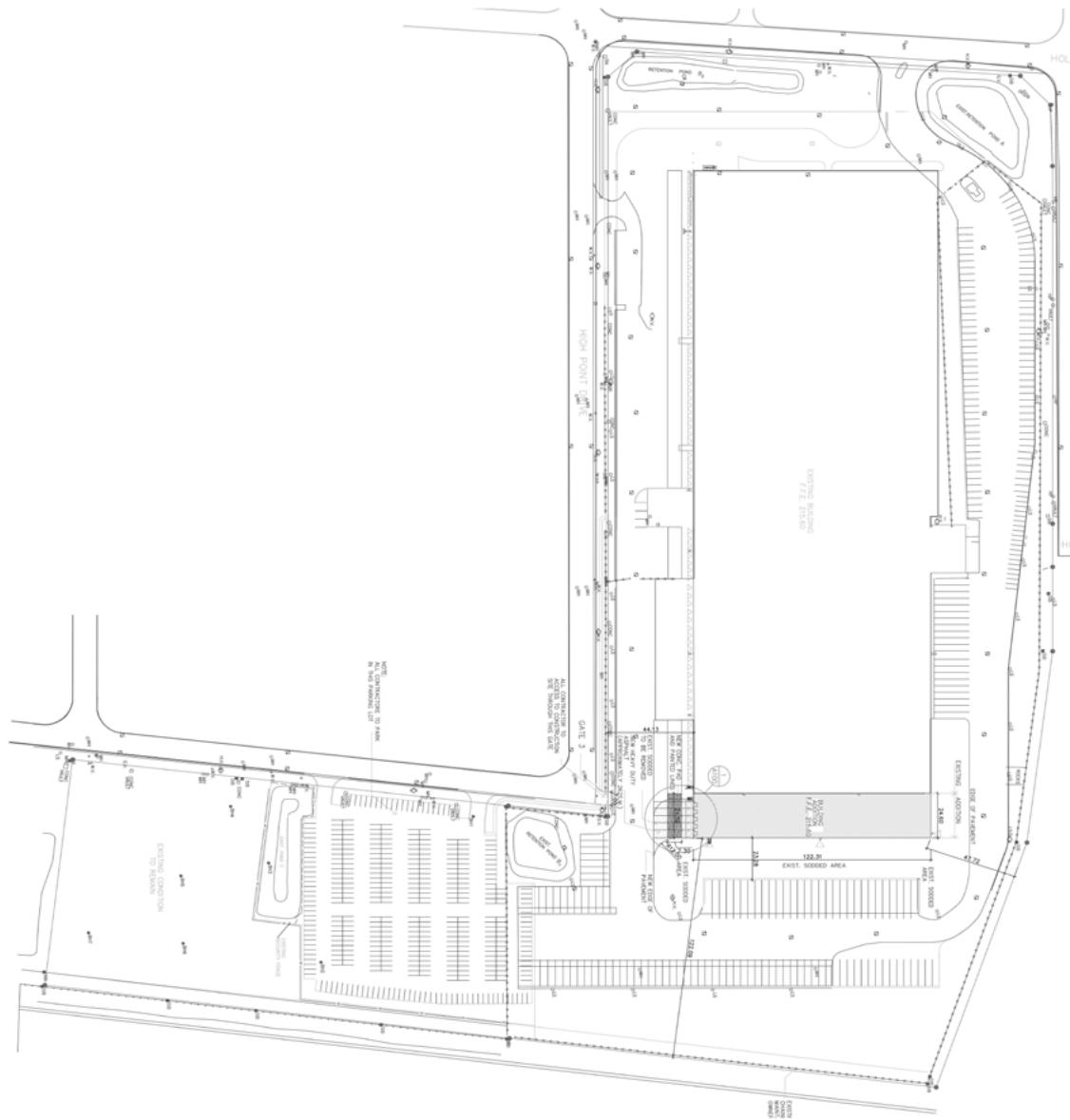


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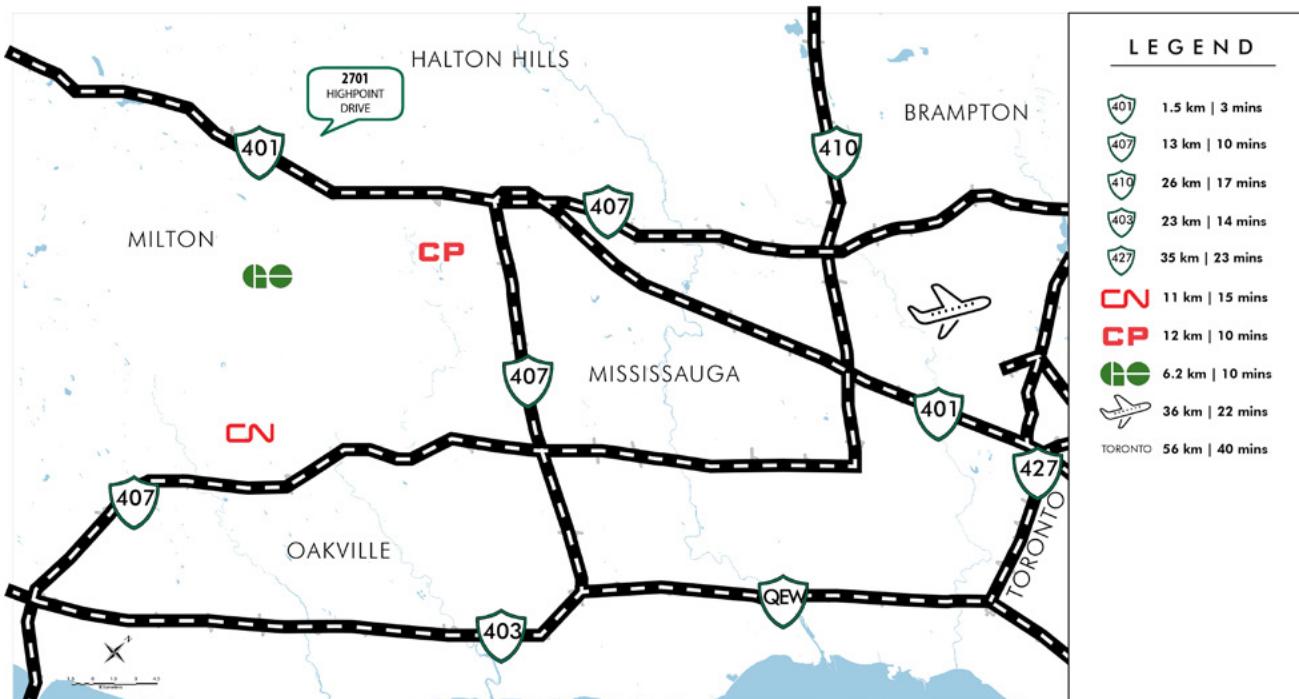
SITE PLAN



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LOCATION MAP



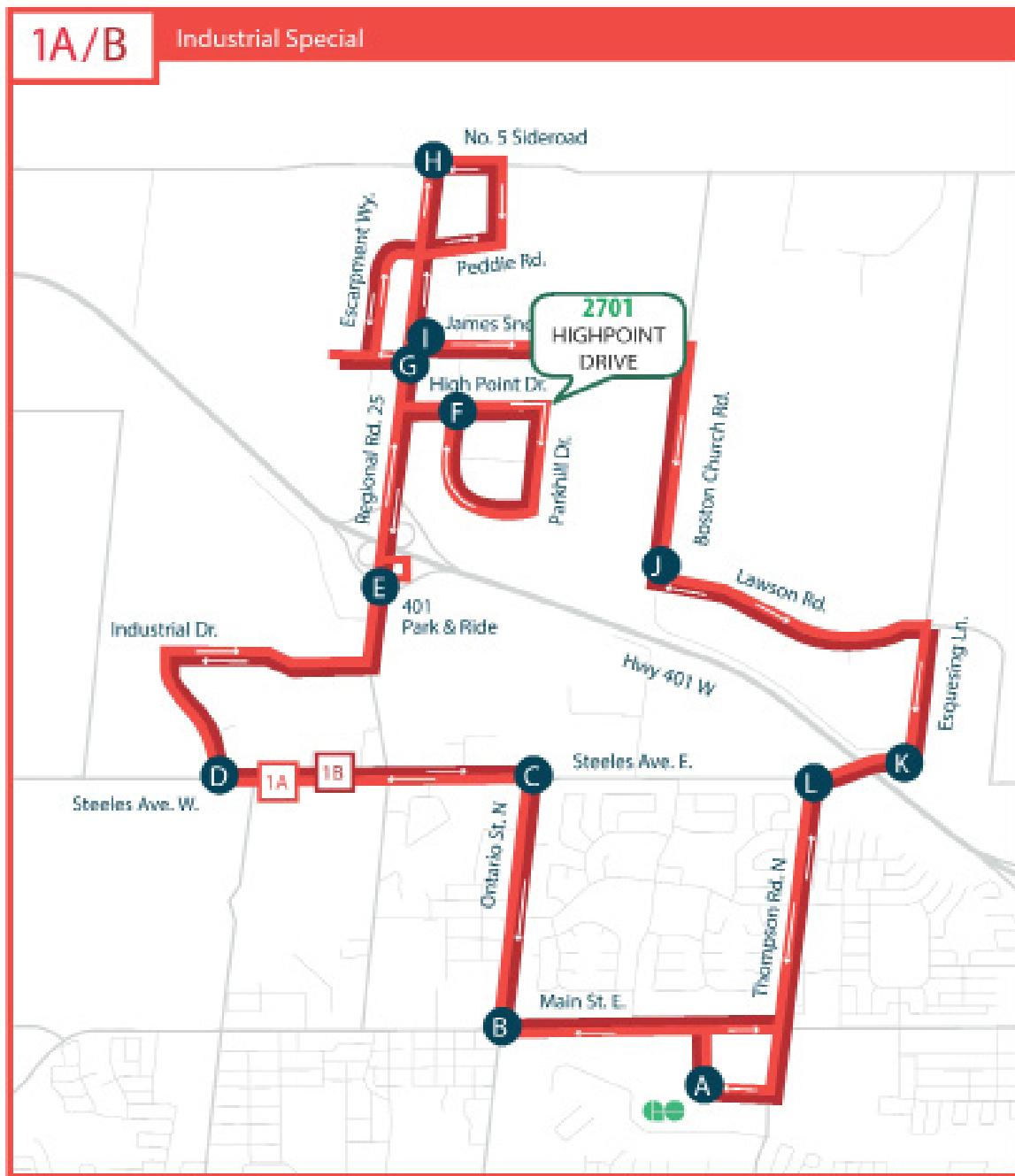
INFRASTRUCTURE IMPROVEMENTS



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BUS ROUTE TO SITE



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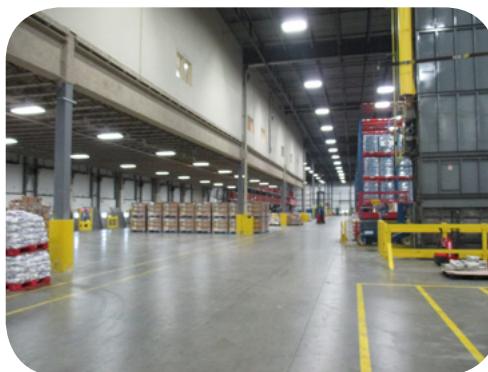
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EXTERIOR PHOTOS



INTERIOR PHOTOS



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