

Nearing Completion - Occupancy November 2024

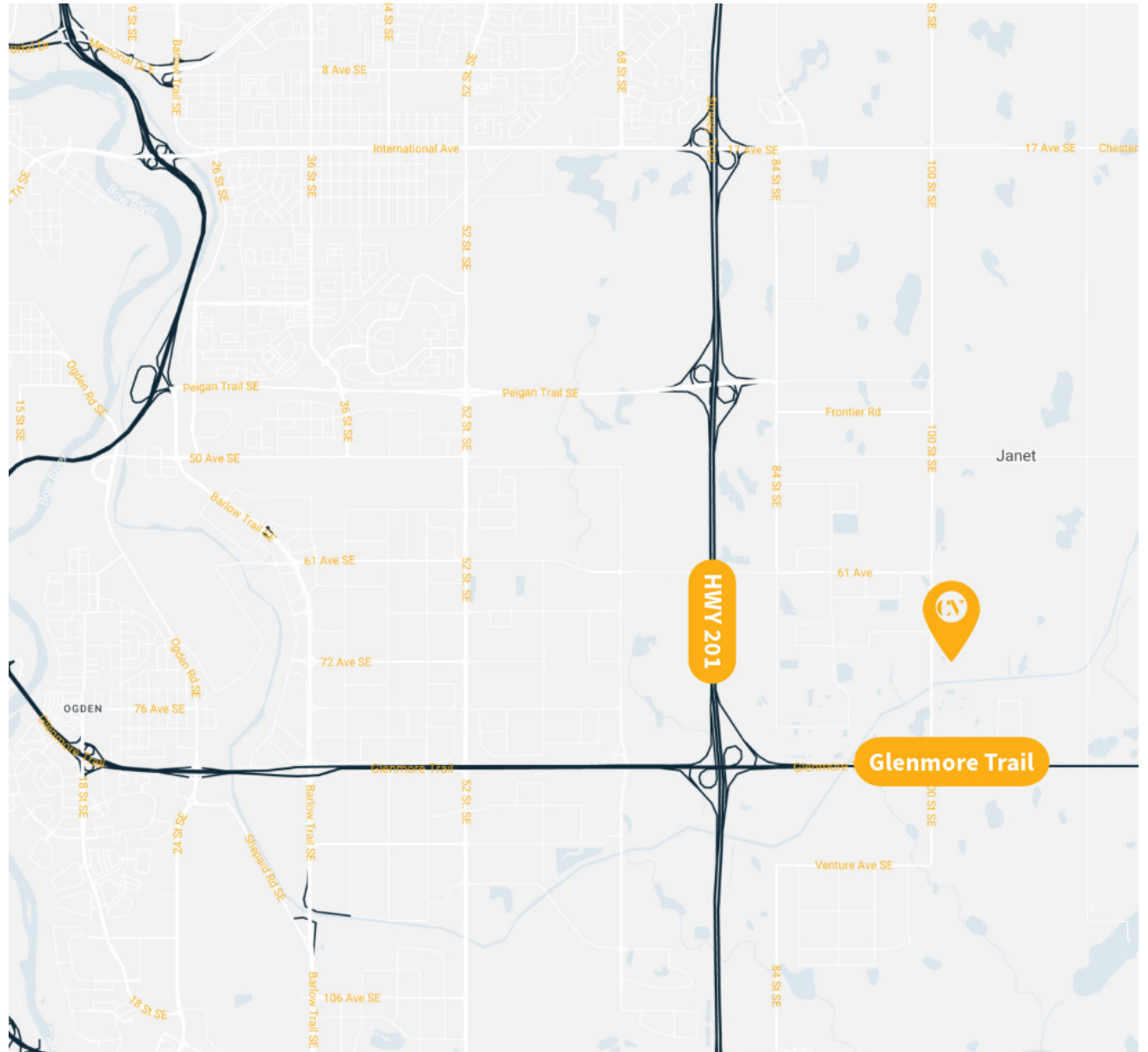
Wayne Berry, Partner  
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## Property Details

- Zoning: DC161 group f2  
Medium Hazard  
Industrial
- Legal: Lot 7, Block 11, Plan  
2210706
- Lot Size: ± 2.073 acres

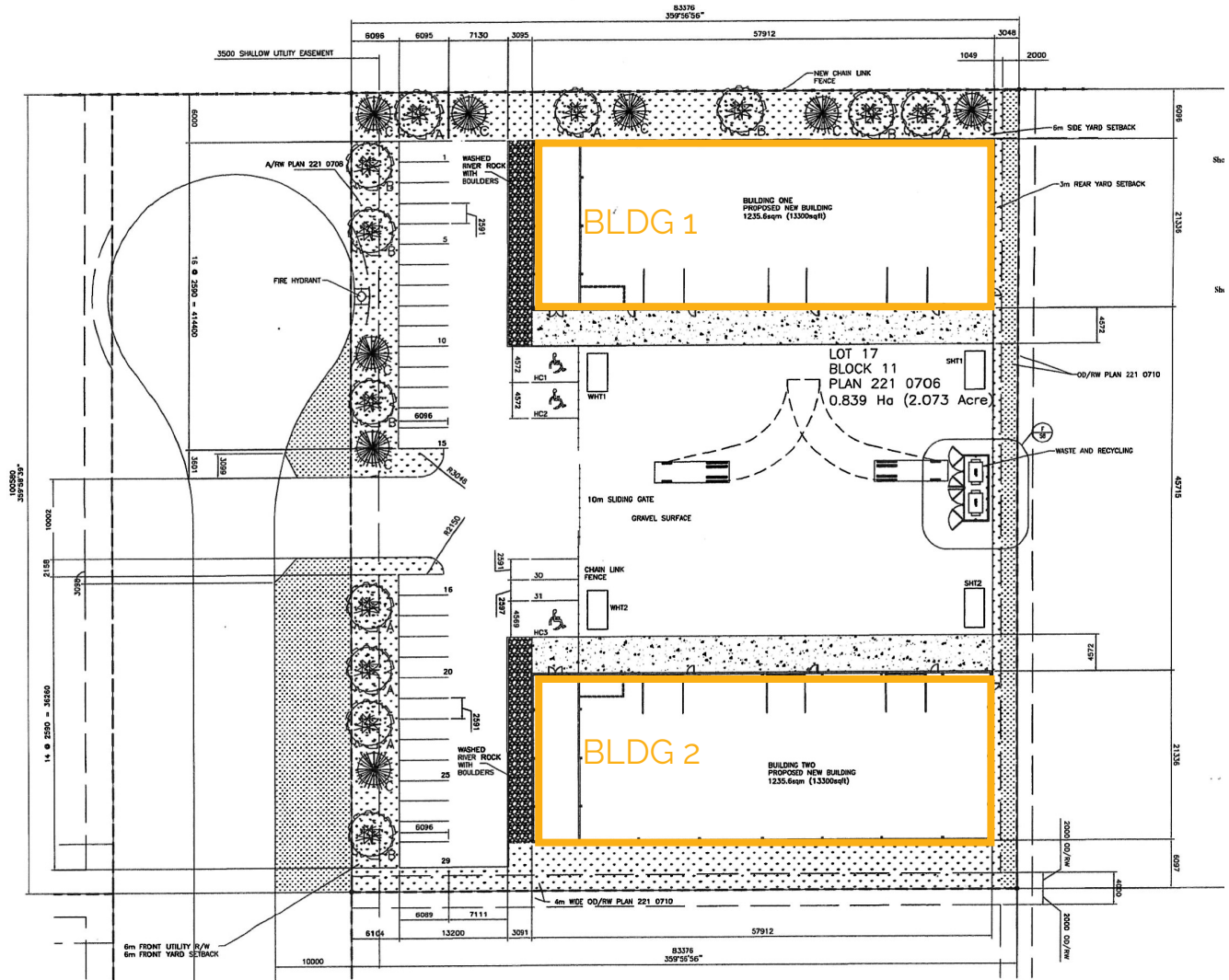
## Property Features

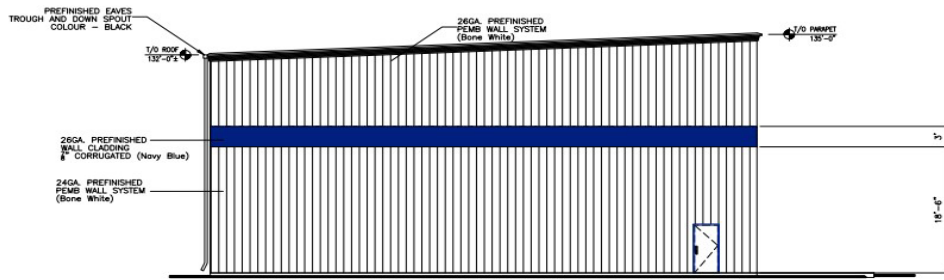
- 2 Free-standing buildings under construction
- 2 Washrooms
- Bareland condo
- Each building is on a 1 acre parcel
- Same specs for both buildings



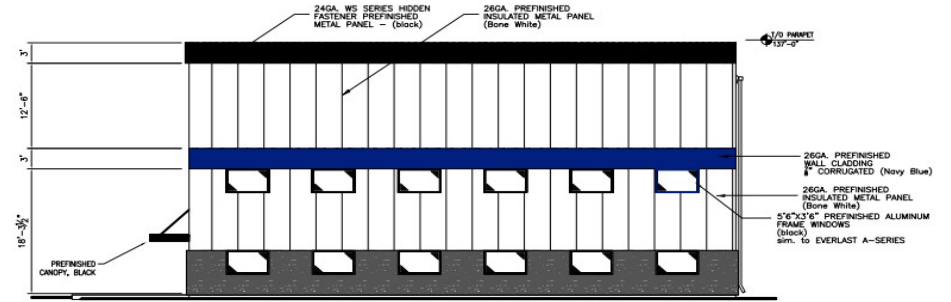
## Building Details

- Specifications: Each Building
- Total Building Size: ± 13,300 SF
- Office: ± 1,400 SF  
(20' x 70")
- Shop: ± 11,900 SF  
(70' x 170')
- Ceiling: 32'
- Power: 600 amps  
(TBV)
- Loading: 3 - 16' x 16'  
O/H Drive-in  
Doors
- Asking Price: **\$4,100,000**  
(per building)
- Availability: **November**  
**2024**





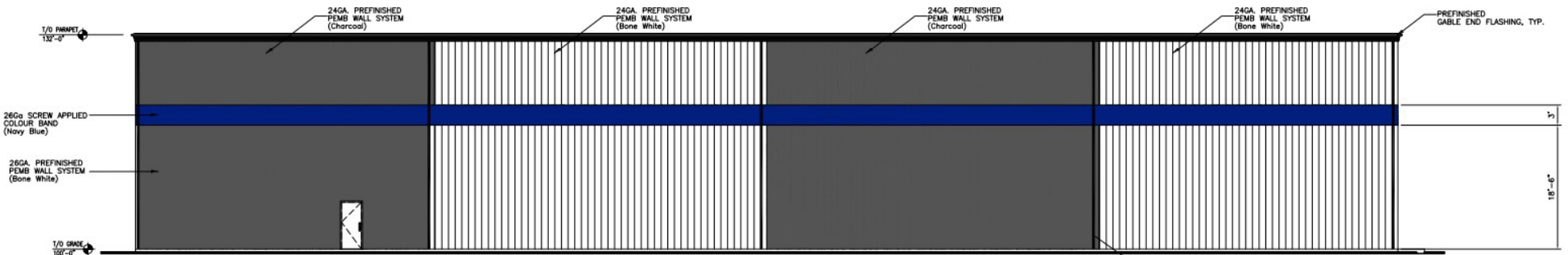
**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

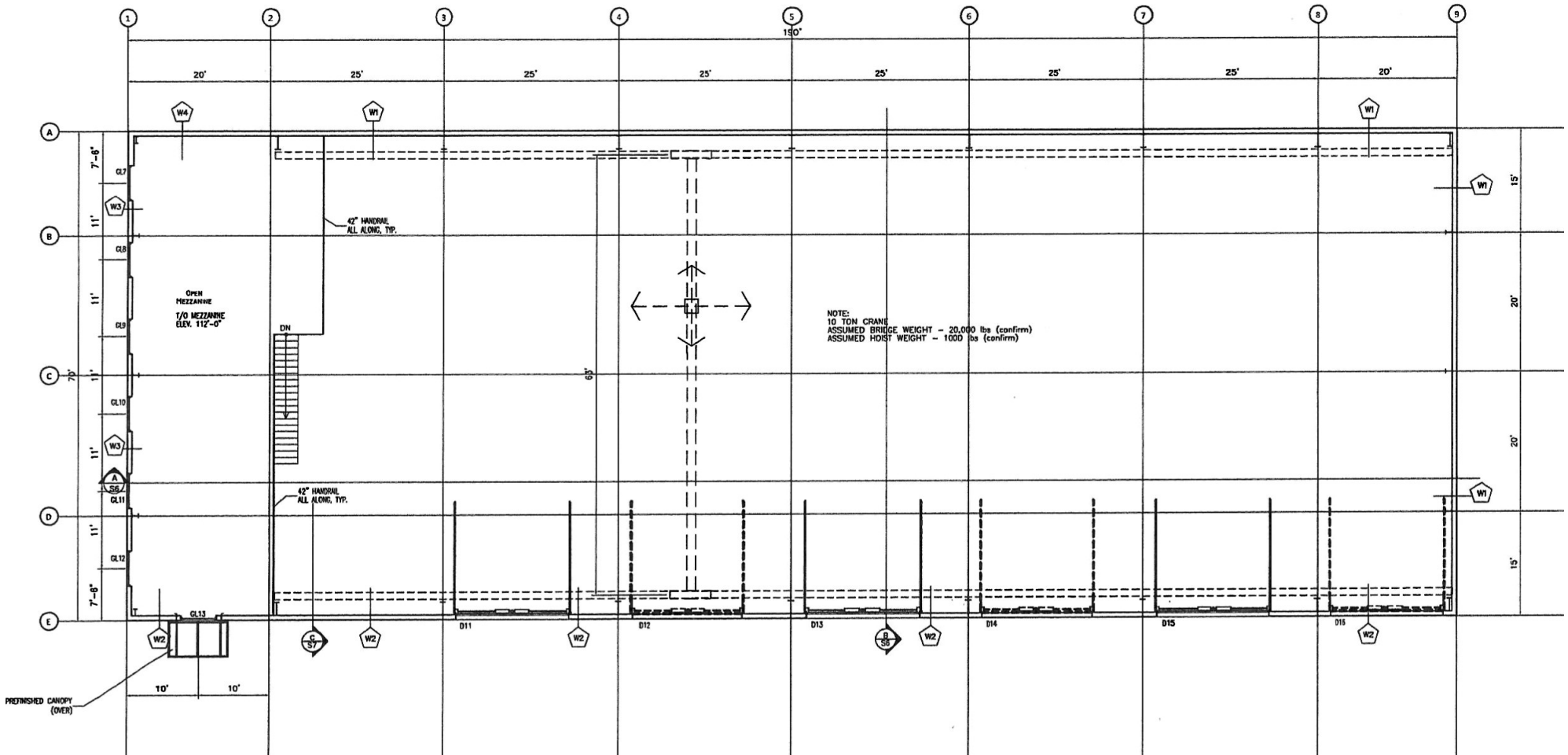


**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"





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