

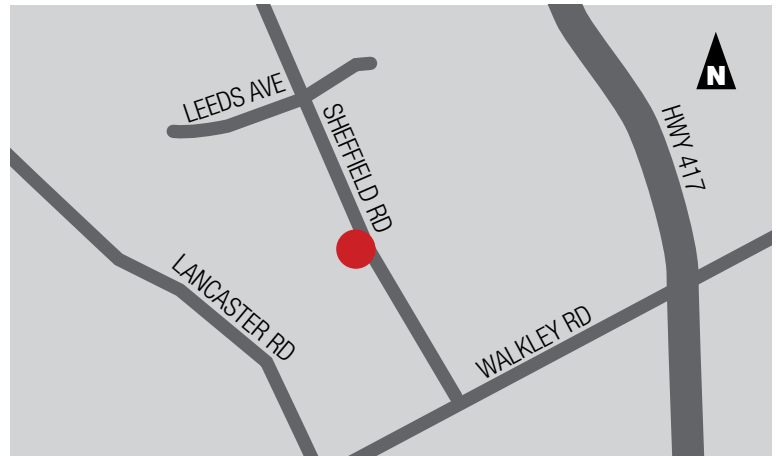


PROPERTY DESCRIPTION

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

WAREHOUSE SPACE 2762A Sheffield Road

- Fronting on Sheffield Road
- 12,650 SF with 3 docks door
- Rental Rate: \$15.50 PSF
- Operating Costs: \$7.28 PSF (2024)
- Approximately 3,000 SF of office with the balance as open warehouse
- 24 ft ceiling height
- Pylon signage available
- Available immediately



LOCATION

2762A 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.

