

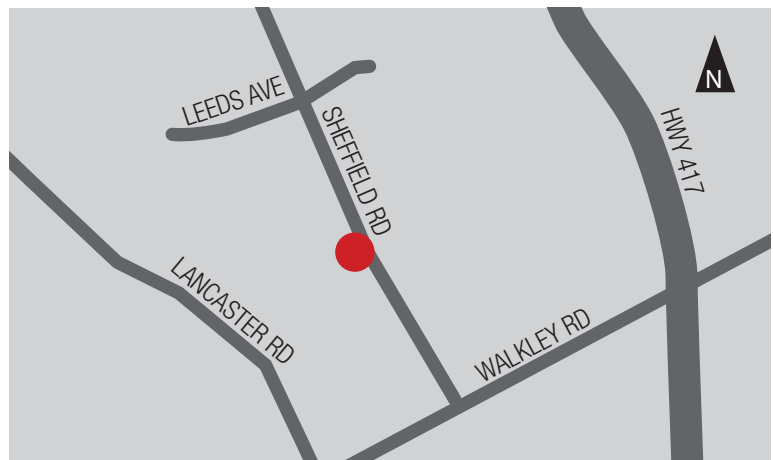


PROPERTY DESCRIPTION

The premises consist of three improved single-storey multi-tenant industrial warehouse buildings totalling 220,000 SF.

WAREHOUSE SPACE 2750 Sheffield Road, Unit 1

- 6,015 SF
 - Rental Rate: \$16.00 PSF
 - Additional Rent: \$8.76 PSF (est 2025)
- Inclusive of utilities
- End cap with frontage facing Sheffield Road
 - Approximately 1,000 SF of built out office / showroom space with the balance as open warehouse space
 - 1 dock door
 - 19 ft ceiling height
 - Pylon signage available
 - Available March 1, 2025



LOCATION

2750 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.

