



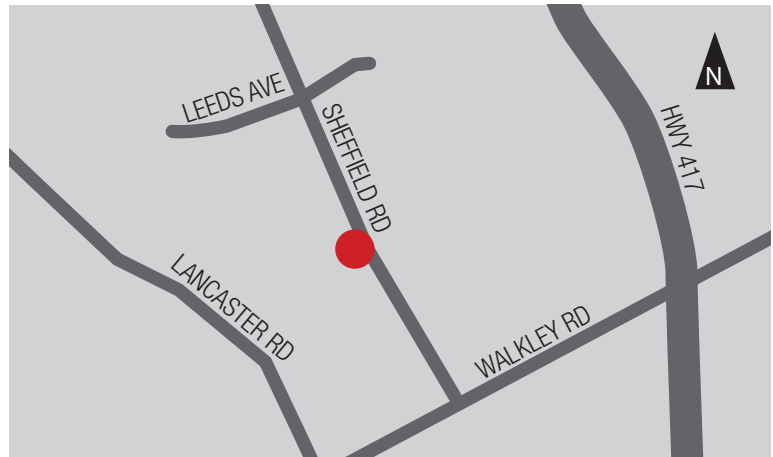
PROPERTY DESCRIPTION

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

FLEX WAREHOUSE

Unit 2760, Bay 12-13

- 6,552 SF
- Rental Rate: \$15.50 PSF
- Additional Rent: \$8.27 PSF (2025 estimate)
- 2 dock doors
- 1,000 SF of office with the balance as open warehouse space
- 18 ft ceiling height
- LED lighting installed
- Available Immediately



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.

