



**Total Area:** 2,720 sq. ft.  
**Office Area:** 1,200 sq. ft.  
**Industrial Area:** 1,500 sq. ft.  
**Shipping:** 1 Drive In  
**Clear Height:** 16'  
**Sprinklers:** Yes

**Zoning:** EM1  
**Heating:** Gas Forced Air Open  
**Power:** 100 Amps, 600 volts  
**Asking:** \$519,000.00  
**Taxes 2014:** \$5,849.60.00  
**Condo Fees:** \$316.85

Excellent location \* Easy access to Hwy 7, 407 & 400 \* Finished offices on additional mezzanine space \* Well constructed & maintained \* Mezzanine space consists of 800 sq. ft. included in total area \* Motorized Drive In Door \* Parking facilities at door.

For more information please contact:

**Joseph Sciabbarrasi**  
 Broker  
 416.987.7500 ext 230  
 joseph@icibroker.com

8555 Jane Street, Suite 200,  
 Vaughan, ON L4K 5N9

www.icibroker.com

