



**Total Area:** 4,850 sq. ft.  
**Office Area:** 960 sq. ft.  
**Industrial Area:** 3,890 sq. ft.  
**Shipping:** 2 Drive In  
**Clear Height:** 16'  
**Sprinklers:** No

**Zoning:** Industrial  
**Heating:** Gas Forced Air Open  
**Power:** 600 volts  
**Asking:** \$649,000.00  
**Taxes 2014:** \$14,203.06  
**Condo Fees:** \$802.20

Fantastic Opportunity to own a large Industrial/Commercial Unit. 16 Feet High Ceilings. 2 Loading Doors. Drive-In Door 12X12 Ft, Dock Doors 10X10 Ft. Office. Washroom. Mezzanine. Lots of Parking. Many Uses Applicable. Tenant Month to Month and will vacate. Great and High Traffic Location, Just West Of Hwy 400.

For more information please contact:

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