



Listed by Jim Williams with Remax Capital Inc.
519-258-5072 MLS® Number: 20001186

If multiple loading docks and easy access to E.C. Row and tunnel/bridge to the USA are what you need, then consider our **Devon Dr.** space located on the east side of Devon and South of E.C. Row Expressway.

The immediate surrounding area is a light industrial park with most properties comprising of mixed industrial (office/shop) type buildings.

With the Devonshire Mall and other commercial developments along Howard Ave., you are only a short drive or walk away from restaurants for business lunches and office supplies.



AVAILABLE SUITES

Suite 1 with up to 17,863 sf (1,659.5 m²)

SUITE INCLUDES*:

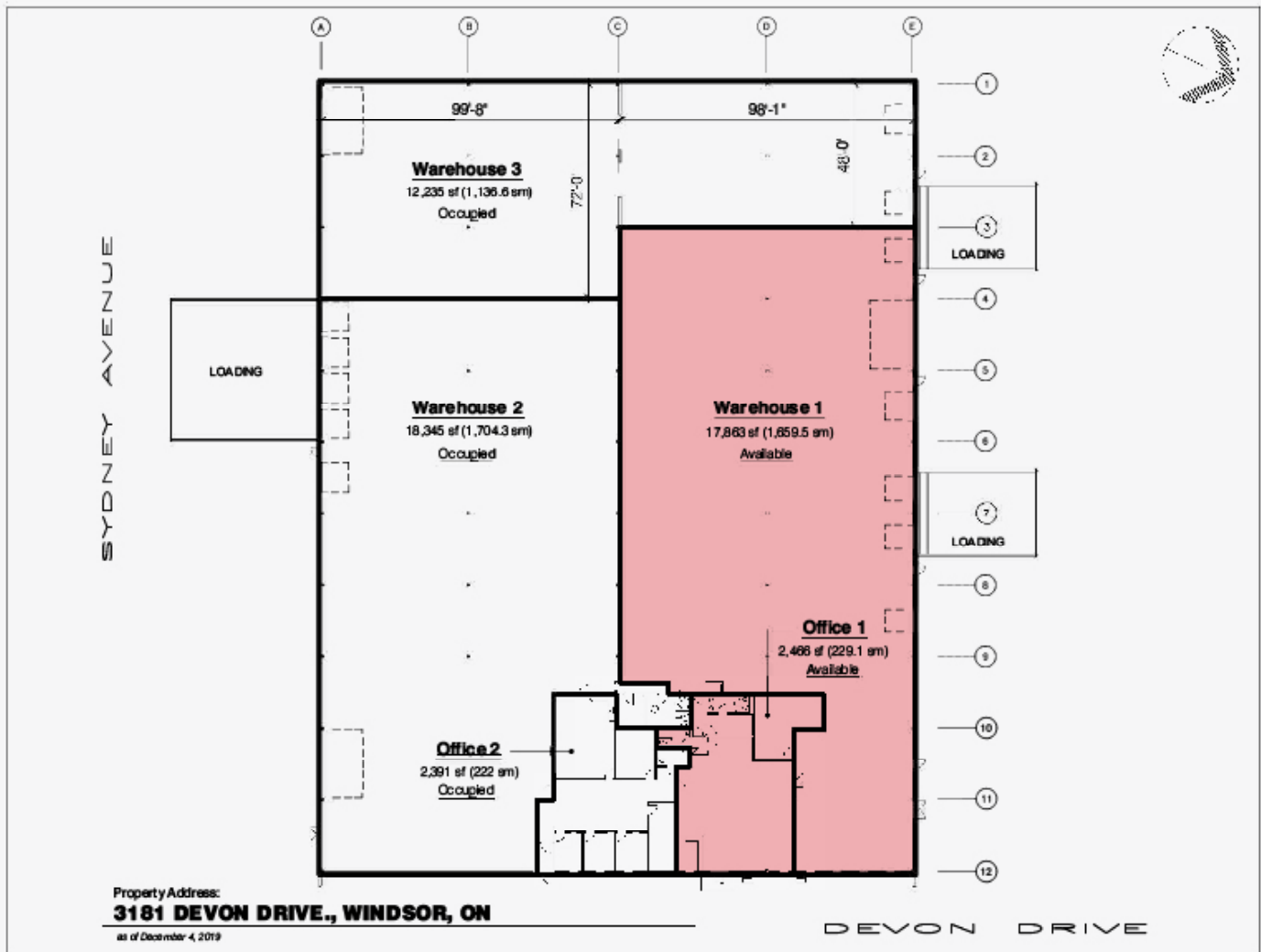
- Office Ceiling height: 8 ft
- Warehouse Ceiling height: 15-22 ft
- 3 Loading Docks

*Suite can be subdivided.

- Private washroom in warehouse
- Storage Closet
- 1 private washroom for employees in the office

NET LEASE PLUS:

- Property taxes
- Utilities (gas, water and hydro)
- Building insurance
- CAM'S



PROPERTY SPECIFICS

The property comprised of one building with a mix of office and warehouse space. The building was constructed around 1967 with the latest updates made in 2014 when solar panels were added to the rooftop.

CONSTRUCTION SUMMARY

Pre-engineered structure with 8 foot concrete block and metal sided walls. The front elevation is a mix of brick, siding, and aluminum frame windows.

PARKING

Large asphalt paved parking and outdoor yard with perimeter fencing for an estimated 88 vehicles. Significant parking available on site.

MECHANICAL

Electrical service with a total service comprising 1-400-ampere breaker - 600 volt 3 phase service. The shop area is a mix of gas fired blower heat. The office area is heated and cooled with mixed rooftop HVAC units.

SITE DETAILS

Both sides of the shop have overhead loading docks with a total of 8 docks and 5 overhead doors.

UTILITIES

Solar, electricity, water, and natural gas heat.

EXTERIOR FINISH

The building is constructed of brick, concrete block with metal-clad siding.

