



25,185 SF Leasing Opportunity

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## Property Details

**Location:** Horizon Business Park NE, walking distance to Whitehorn C-Train Station.

**Site Size:** 2.16 acres, fully paved and landscaped.

**Zoning:** I-G (Industrial General)

**Parking:** Ample on-site parking (30 Stalls in front)

## Building Features

- Fully sprinklered
- HVAC includes A/C
- Clear ceiling height of 24'
- Ample drive-in loading bays
- Rear paved storage and loading areas
- 1000 amp, 208 volt service (tbv)
- Make-up air system



## Leasable Area

**Total Leaseable Area:** 25,185 SF

**Main Floor:** 21,513 SF

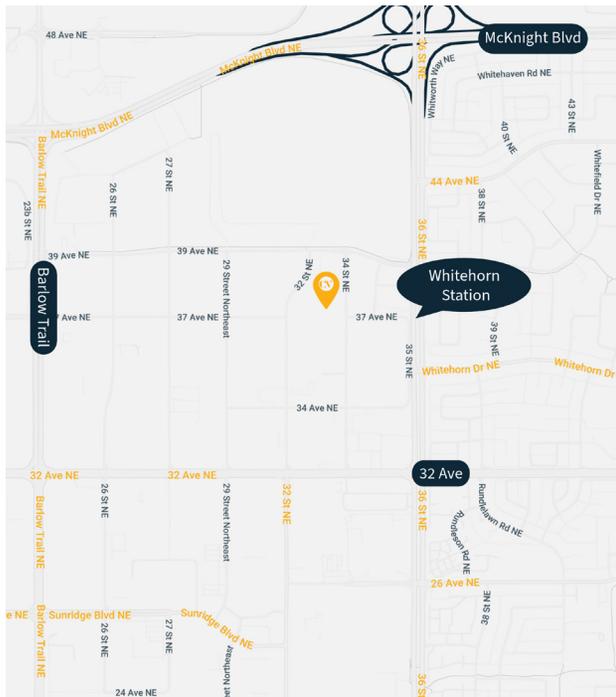
**2nd Floor:** 3,672 SF

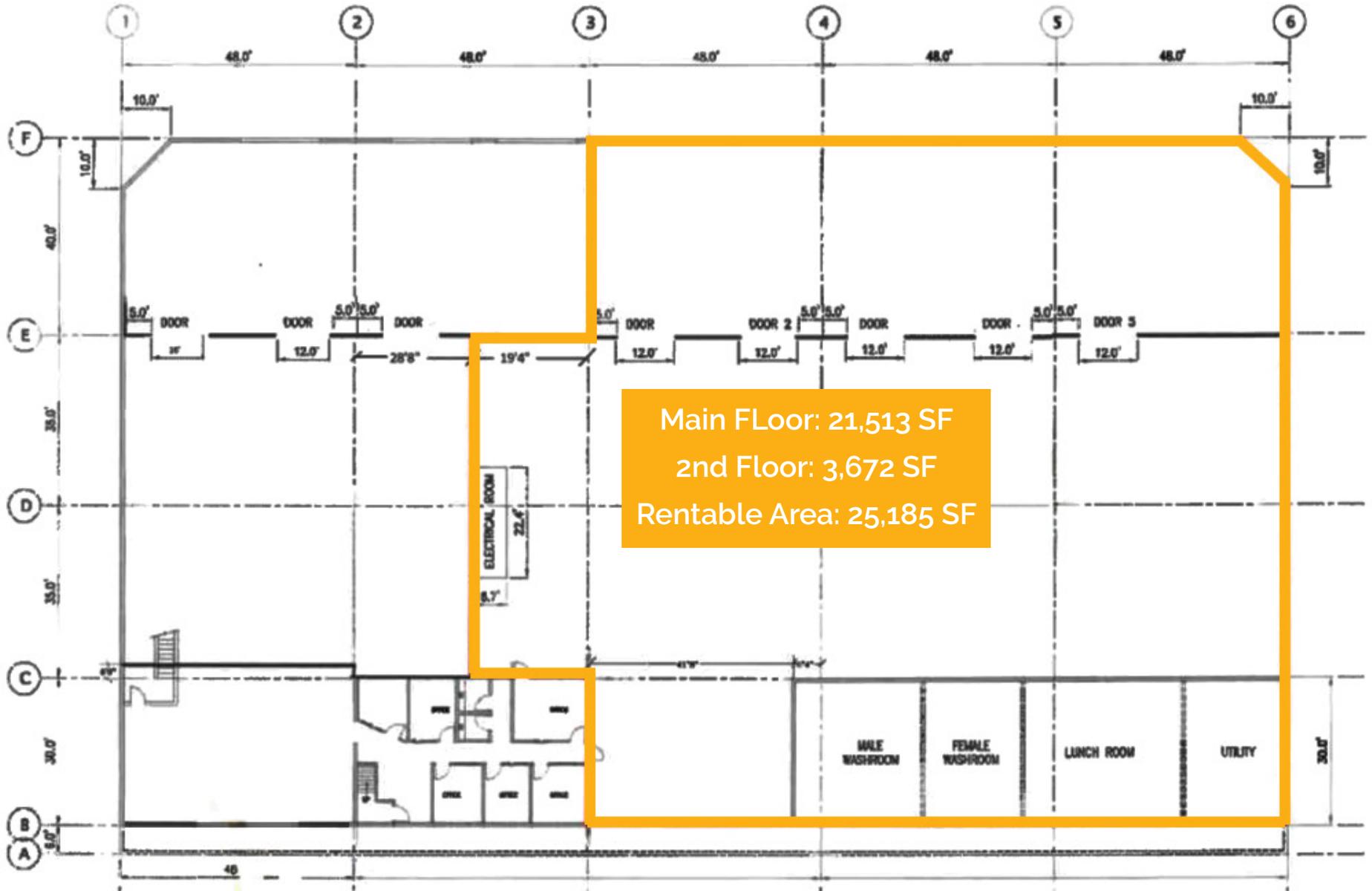
**Loading:** Five 12' x 14' O/H drive-in doors and one interior scissor lift

**Lease Rate:** \$14.00/SF

**Operating Costs:** \$6.75/SF

**Availability:** **Immediate**







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