



For Lease

470 Longman Crescent

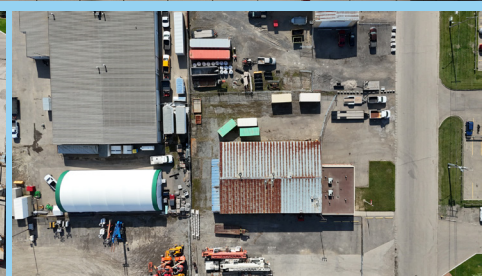
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## Opportunity

Great 8,500SF Industrial location adjacent to Hwy #46 with 1,500 SF of very nice office space which offers 5 offices and reception up front, plus his/her washrooms, lunchroom, boardroom, with additional transition area office and lunchroom between warehouse and office. Warehouse has 7,000 SF clear span space with two 14' OH doors and 16' sidewalls, plus a 40' sea can accessed through rear of building for unheated shop storage. The shop has a bonus 1,000sf of warehouse mezzanine offering additional shop space storage. Side and rear yard offers 0.25 acre of compound space.





# Property Overview

<b>Civic Address</b>	470 Longman Crescent N
<b>Available Area</b>	8,500 SF
<b>Site Area</b>	0.6 acres
<b>Zoning</b>	IH - Heavy Industrial
<b>Net Lease Rate</b>	\$14.00 PSF
<b>Occupancy Costs</b>	TBD
<b>Available</b>	Upon completion of documents



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