

FOR LEASE

825 45th Street East - Unit 2

$14.00/SF

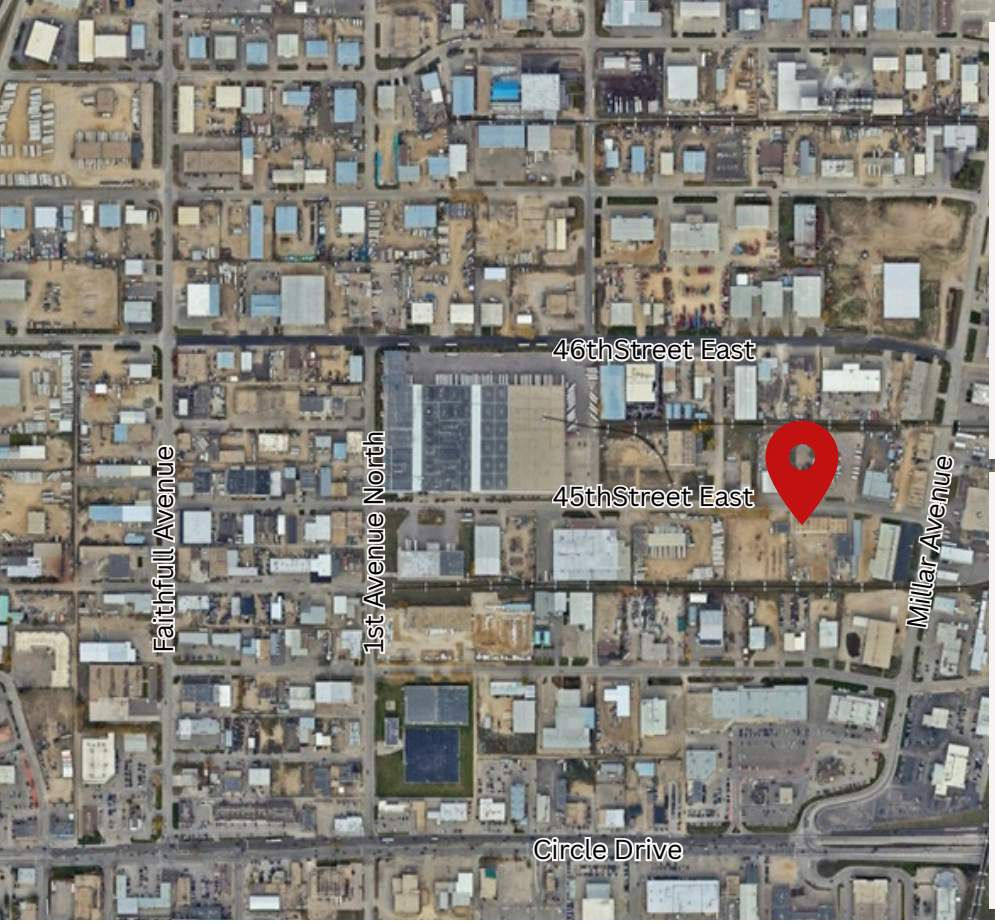
± 1,472 SF

± 1,472 SF industrial unit featuring front reception/showroom area, private office, and warehouse.

The Commercial Group

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Features:

- Available Size: ± 1,472 SF
- Reception/showroom
- 1 private office
- 12' x 14' grade level O/H door
- Rear yard (no overnight parking permitted)
- Paved parking
- ± 1,000 SF warehouse
- 1 washroom
- 15' ceiling height

Zoning: Heavy Industrial (IH)
(Automotive uses not permitted by the Landlord)
Possession: Arranged
Surface Parcels: 118989062, 118989051

Occupancy Costs: $6.27/SF
Net Lease Rate: $14.00/SF



Unit 9 - 1527 Ontario Ave
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TCG Real Estate Ltd.

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