

# LEASE



## Central Office Warehouse Opportunity

- Prime industrial location for user looking for easy downtown access
- 50/50 office warehouse split. High quality office improvements
- Ability for 53' trailers to move on site
- Ideal for user requiring showroom and assembly/warehouse area

For more information contact

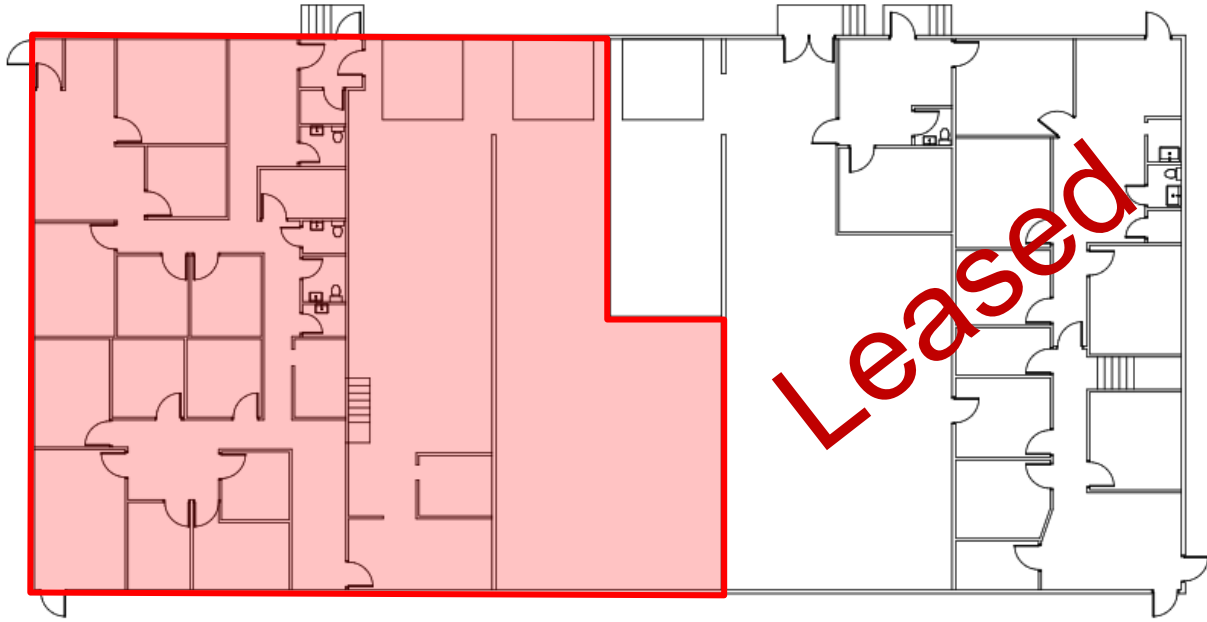


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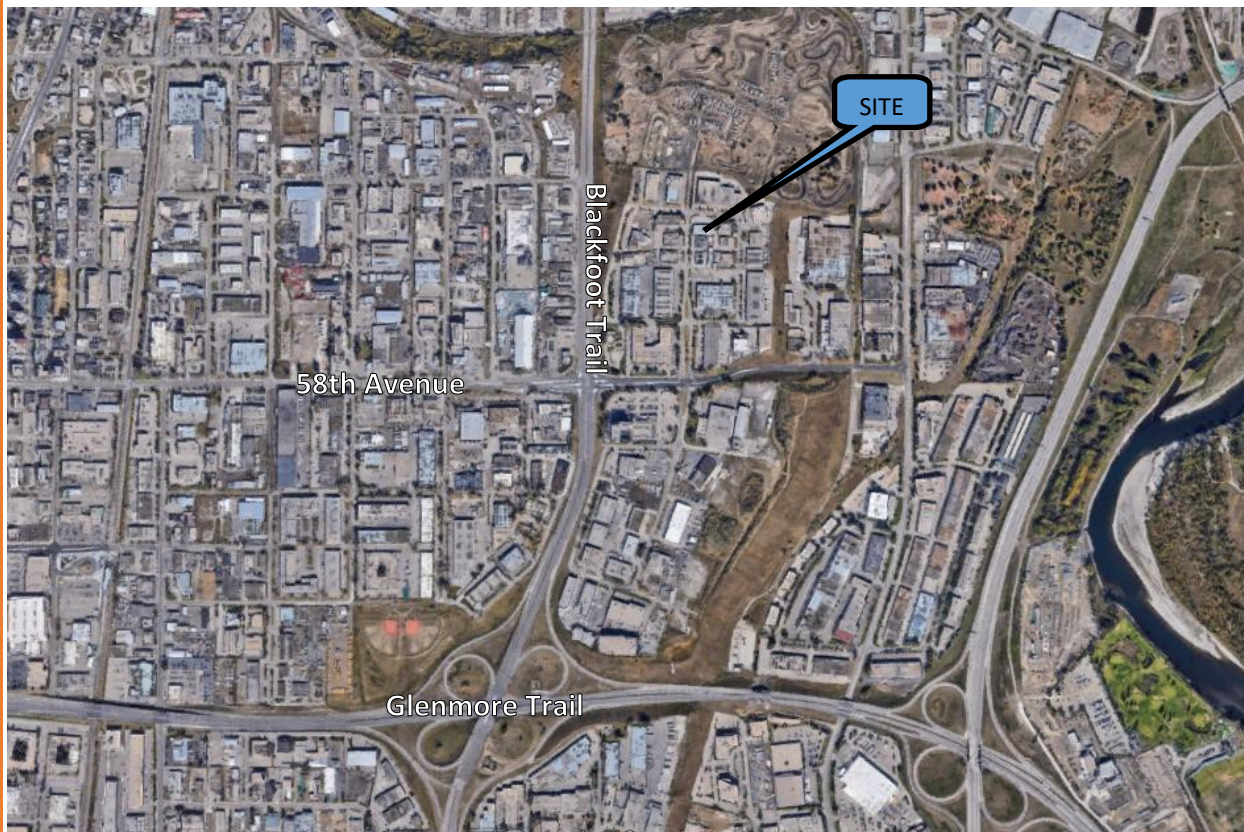
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## Floor Plan



## Location



Finding The Best Solution







## Property Details

Address	5614 Burbank Rd. SE
Site Size	.66 acres
Zoning	I-G, General Industrial
Constructed	1972
Bay Size	Office 2,764 s.f.
	Warehouse <u>2,780 s.f.</u>
	Total 5,544 s.f. +/-
Construction	Concrete block
Ceiling Height	14'
Loading	2 — dock 10' x 10'
Power	100 amps per bay TBV
Heating	Gas fired forced air
Comments	<ul style="list-style-type: none"> <li>• 53' truck access to site</li> <li>• Reception, 12 offices, boardroom and lunchroom</li> <li>• Move in ready</li> </ul>

## Financial Information

Term	3 to 5 years
Available	30 — 60 days
Operating Costs <small>(2022)</small>	TBC
Asking Rate	\$10.00 — \$12.00 p.s.f. per annum



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd., Schell Brothers Real Estate Corp. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.

