

INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED
TO BE ACCURATE BUT NOT WARRANTED AS SO.)

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|--------------------|--|-----------------|--------------------------|----------------|------------------------------------|
| CODE: | J5 Business Park (Unit 12) | ADDRESS: | 12, 7895 – 49 Ave | ZONING: | I-1 (Light Industrial) |
| SUB-DIVISION: | | LOT: | | BLOCK: | |
| SQ. FT.: | 1,464 | CONDO UNIT: | 12 | CONDO PLAN: | 812-1945 |
| DIMENSIONS | | WASHROOMS | 2 | UTILITIES: | Tenant Pays Power & Gas |
| OFFICE/AREA: | Yes | NO. OF OFFICES: | 2 | MEZZANINE: | Yes – Storage |
| YARD: | No | OVERHEAD DOORS: | 1 (12'x14') | SUMP: | Floor Drain |
| BASE RATE/SQ. FT.: | \$10.00 | BASE RENT/MTH: | \$1,220.00 | LOADING DOCK: | No |
| EST. NNN/SQ. FT. | \$3.65 | EST. NNN/MTH: | \$445.30 | ESCALATIONS: | See Notes |
| LSE TYPE (NNN/G): | NNN | TOTAL/MTH: | \$1,665.30 | LISTING AGENT: | Mike Williamson |
| KEYS: | Office | AVAILABLE: | July 1, 2018 | LISTING #: | |
| NOTES | <p>Very functional space in the J5 Business Centre located in Northlands Industrial. Large reception area, 2 offices, 2 smaller washrooms, a storage mezzanine the same size as the front office area and warehouse space. The warehouse has floor drain, 12'x14' overhead door, florescent lighting and forced air heating. Mezzanine is nice and bright with windows. Parking available right in front of the space. Perfect for any small business that requires a couple offices plus storage and is permitted in a light industrial zoning.</p> | | | | |

This Diagram may not be accurate or to scale.

