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Description

An excellent opportunity to acquire a well-constructed industrial property in Headingley, situated on 2 acres and zoned IG. Offering approx 12,080 sqft of gross upper area, this versatile 1-storey facility was constructed between 2006–7 and features a substantial 10,080 sqft heavy steel warehouse, a 1400 sqft light steel storage addition and a 600 sqft mezzanine. The mezzanine offers additional functional space with a boardroom, private office and 2pc washroom. The original warehouse provides approx 20ft clear heights, while the addition offers approx 18ft clear heights. Building features include spray foam insulation, in-floor hot-water heating in the original warehouse, ceiling-mounted high-bay lighting, multiple 10 HP variable-speed fans and an impressive 1.5-megawatt electrical service installed in 2019. City water and sewer services were installed within the past 5 years, and fibre connectivity is available within the building. An additional 2pc washroom is conveniently located on the main floor. With the existing lease maturing in June

2027, this property presents an excellent opportunity for investors/future owner-occupiers seeking a substantial industrial facility in a desirable location.

$2,690,000.00
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