

FOR LEASE >

# 151,936 Square Foot Crane Facility



4445 FAIRVIEW STREET, BURLINGTON, ON



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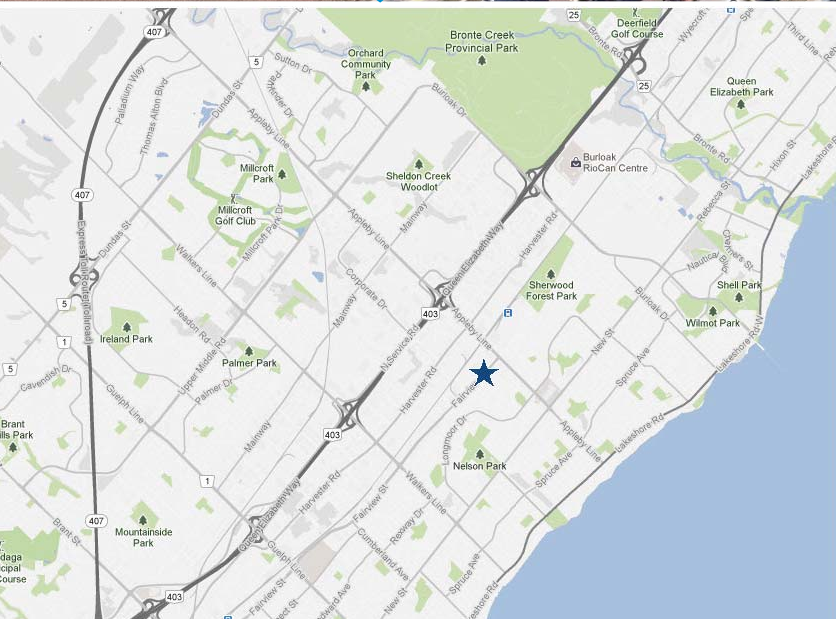


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## Building Details

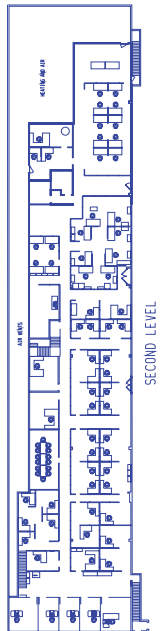
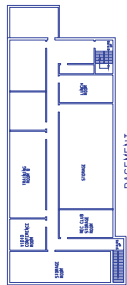
<b>Total Building Size:</b>	151,936 SF
<b>Industrial Area:</b>	117,102 SF
<b>1st Floor Office:</b>	24,170 SF
<b>2nd Floor Office:</b>	10,664 SF
<b>Site Size:</b>	17.9 Acres
<b>Zoning:</b>	MXE
<b>Clear Height:</b>	20 feet
<b>Shipping:</b>	3 truck level doors, 5 drive-in doors
<b>Electrical:</b>	600 volts
<b>Possession:</b>	60 days/TBD
<b>Lease Rate:</b>	4.95 net PSF
<b>Taxes:</b>	\$1.79 PSF (2012)
<b>Comments:</b>	<ul style="list-style-type: none"><li>&gt; Fenced outside storage</li><li>&gt; Ample room for expansion/trailer parking</li><li>&gt; Various configurations available with reduced office area</li><li>&gt; 4,845 SF of basement not included in floor area</li><li>&gt; Office only available for \$8.95 net psf</li></ul>



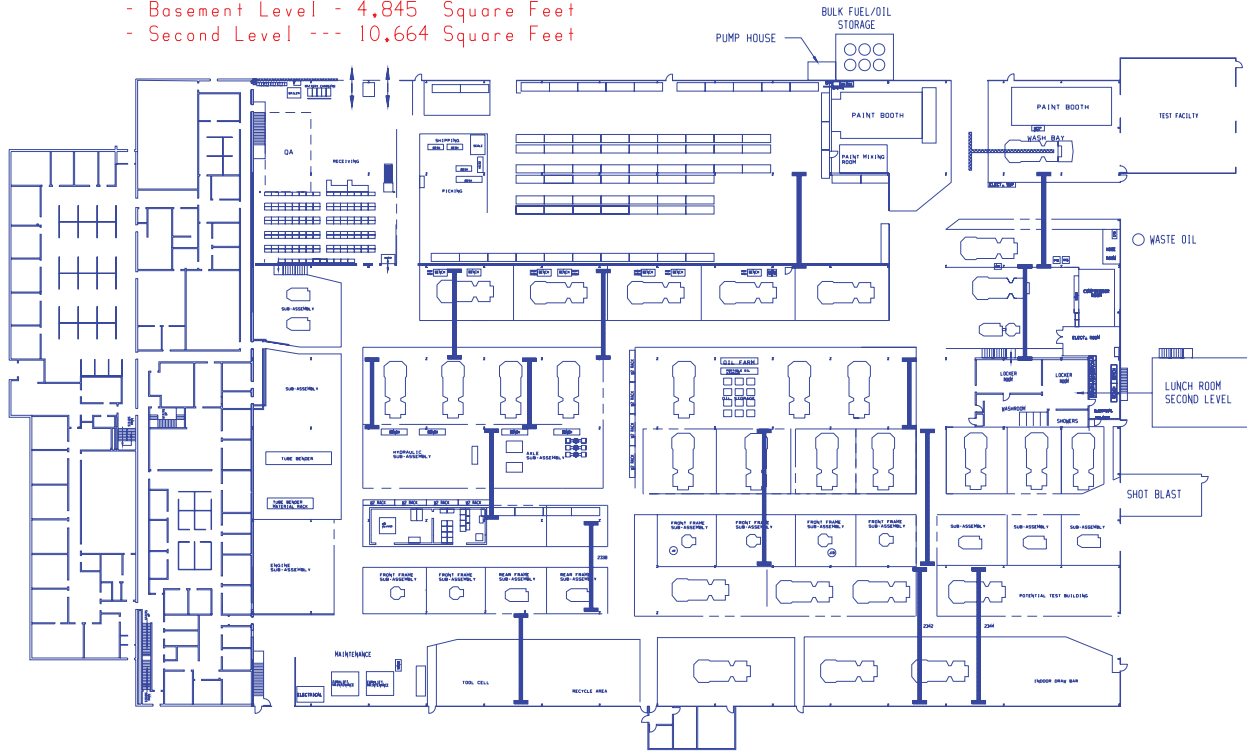
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Plant Floor ----- 96,966 Square Feet  
Warehouse ----- 20,136 Square Feet  
Office - Main Level ---- 24,170 Square Feet  
- Basement Level - 4,845 Square Feet  
- Second Level --- 10,664 Square Feet



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