

## FOR LEASE - COMMERCIAL PROPERTY

333 CALIFORNIA AVENUE



### Commercial Opportunity - North End of Brockville

## 333 California Avenue - Unit 14

4,088sf retail space available

This complex is located in the industrial sector in the north end of Brockville. Close to schools and shopping. This complex currently includes retail, medical, fitness and musical as long term tenants. It offers easy access to highway 401 that runs from Toronto to Montreal.

This unit itself has a large open concept front with 8' ceiling height and the back is a warehouse with 18' ceiling height. The warehouse portion contains a loading bay. There are 2 bathrooms, one in front that is wheel chair accessible and one in the back. The unit is 4,088sf and is available for immediate occupancy. Businesses in this area benefit from the high traffic volume as well as being ideally located in the center of an ever-growing north end.

#### Todd Beech

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#### Regional Group

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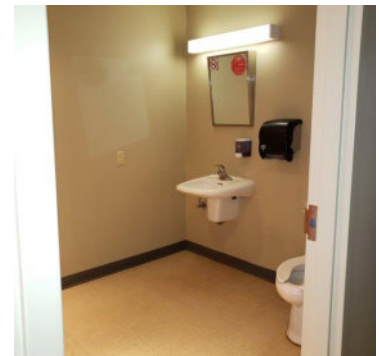
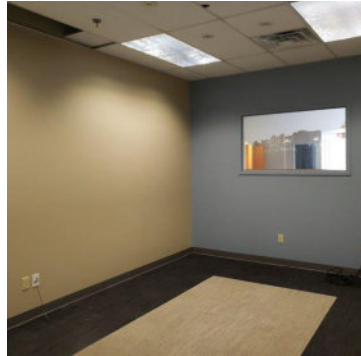
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REGIONAL

## Property Highlights

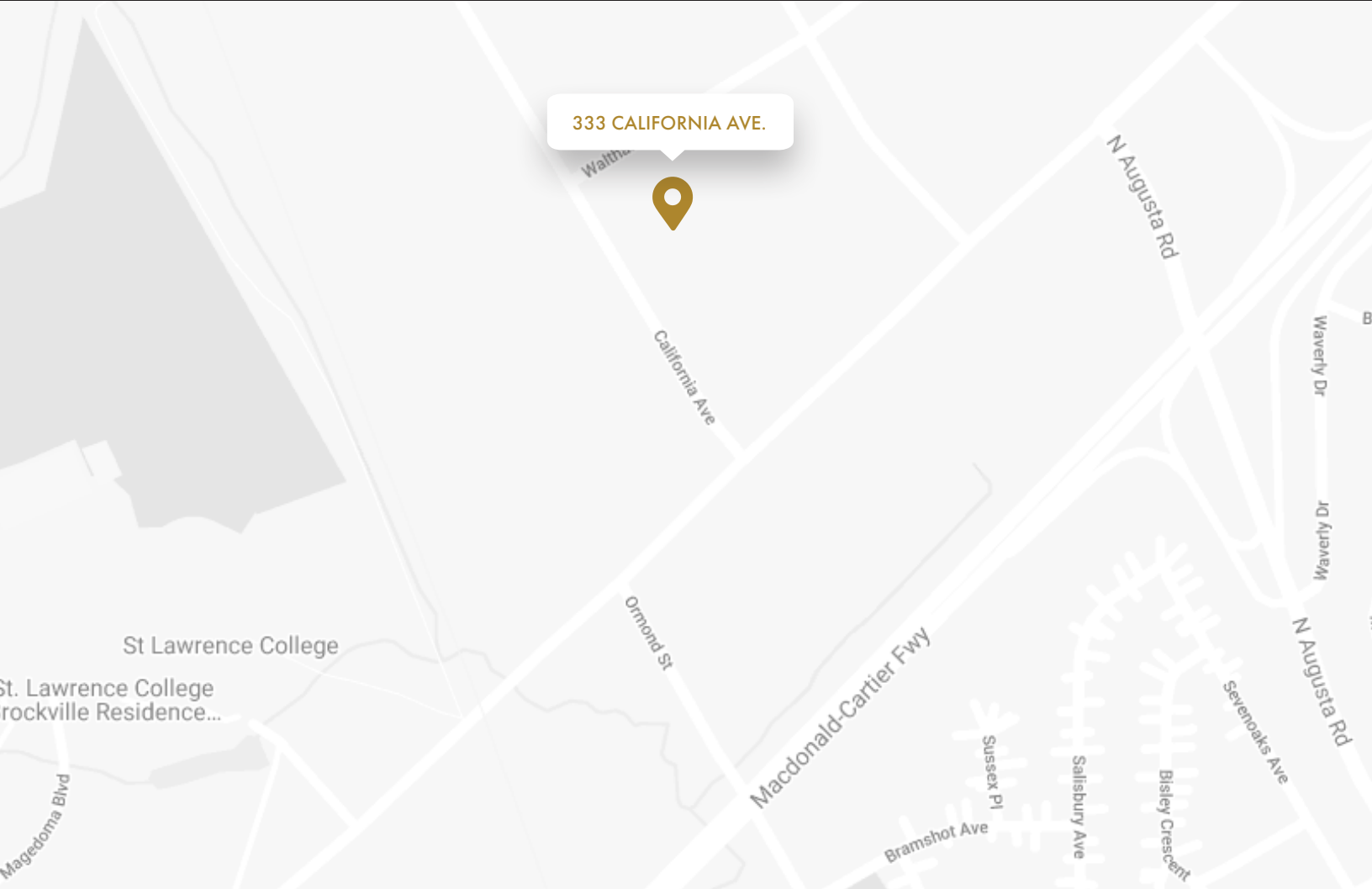
- Large open concept front area, boardroom & 2 other offices
- Warehouse with loading bay
- Wheel chair accessible washroom
- Functional kitchen
- Well maintained building
- Centrally located between Montreal, Ottawa and Toronto



## Availability & Rates

| Suite   | Area (sf) | Net Rent (PSF) | Additional Rent (PSF) | Availability |
|---------|-----------|----------------|-----------------------|--------------|
| Unit 14 | 4,088     | \$10.50        | \$5.83 (2022)         | Immediate    |

TI Allowance – Negotiable

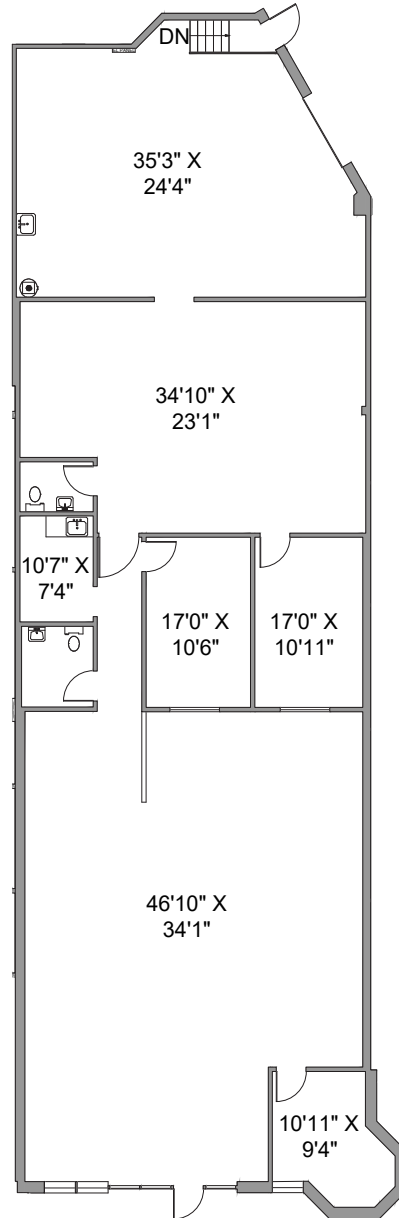


## Property Specifications

|                    |  |
|--------------------|--|
| Construction       | Metal structural steel on concrete foundation                |
| Exterior Walls     | Brickwork exterior walls and metal cladding on the rear side |
| Roof Type          | Asphalt and gravel   |
| Ceiling Height     | 8' & 18'   |
| Loading Facilities | Yes  |
| Air Conditioning   | Rooftop HVAC unit  |
| Heat               | Rooftop HVAC unit  |
| Sprinklered        | Yes  |
| Parking Spots      | 2 in front of the unit & large parking in the rear           |
| Elevator           | No   |
| Separately Metered | Yes  |

# Unit 14

4,088sf







## Contact us

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