

FOR LEASE - INDUSTRIAL

1415 CALIFORNIA AVE., BROCKVILLE, ON.



Small Industrial Units – 2,500 sq. ft. up to 17,500 sq. ft. J.G. Broome Industrial Park, Brockville near Hwy. 401

- Hard to find units ranging from 2,500 up to 7,500 sq. ft.
- Finished offices with front entrance, warehouse at rear.
- One truck level loading dock per 2,500 sq. ft. unit.
- 14' clear ceiling height in warehouse area.
- Ample power available. 3-Phase available.
- Sign band on front of each unit. Large pylon signage.
- Existing offices in excellent condition. Ready to occupy.
- Permitted uses. Offices, sales & service, light industrial.
- Ample truck turn-around and parking space.
- Ample on-site free customer parking spaces.
- Landlord will consider Inducements to the right Tenant.
- **Rent - starting from \$6.50 p.s.f. net, incl. utilities.**
- **Available early 2020. Call for details.**



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