

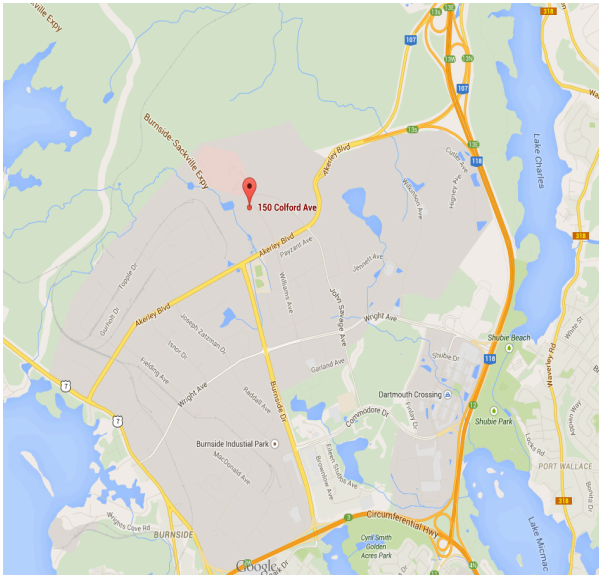
New Leasing
Opportunity



Stevens Group
PROPERTIES

FOR LEASE

150 Colford Ave, Burnside



Available for occupancy October 2015

- Building to commence Spring 2015
- Leasehold Financing available
- Mezzanine space is an option
- Tenant space can be configured as desired during construction phase

***Brokers
Protected**

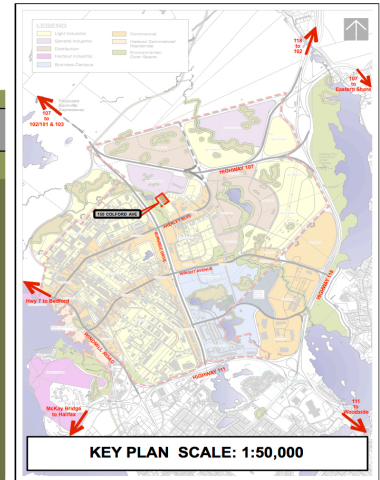
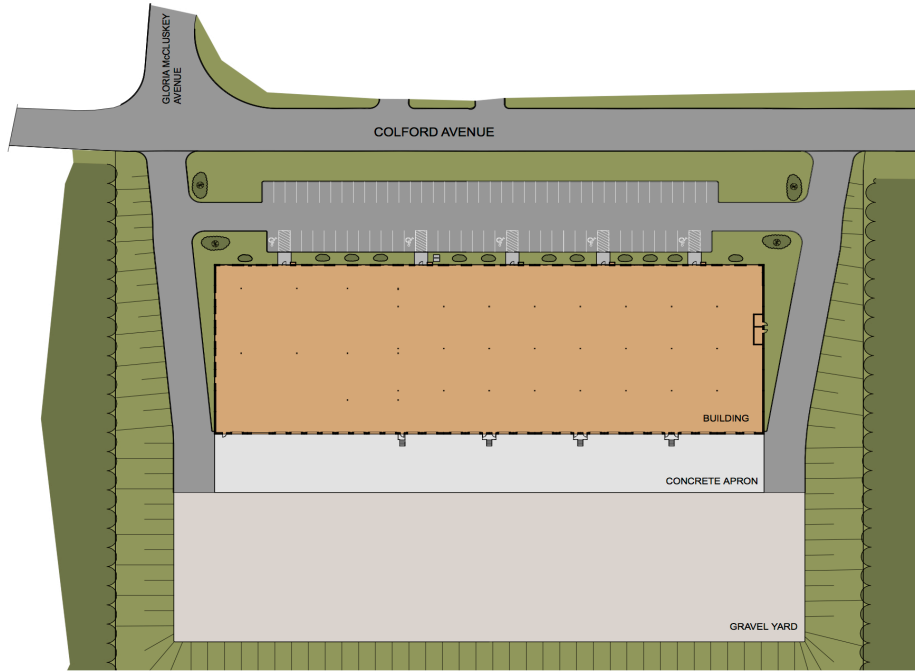
Contact Us
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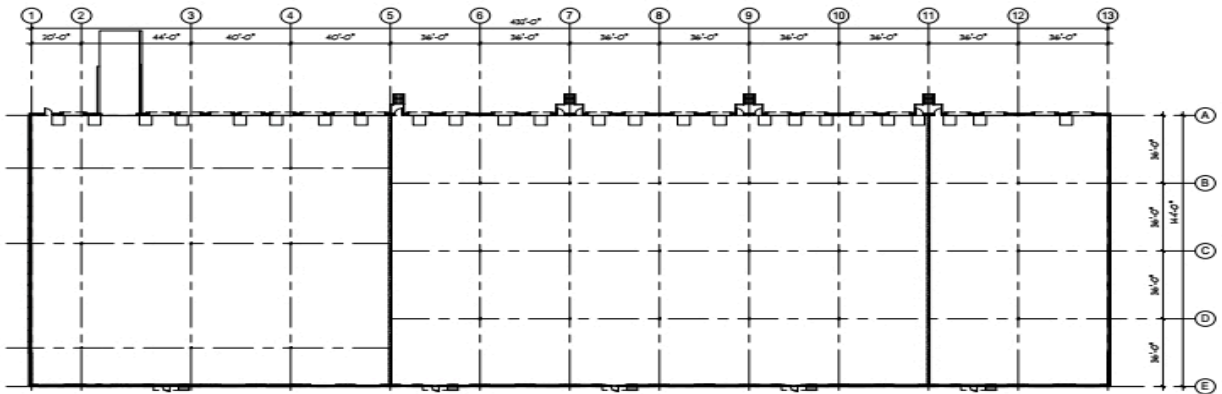
Stevens Group PROPERTIES

Site Plans



B.D. STEVENS

COLFORD WAY
150 COLFORD AVE, BURNSIDE
21.JAN.2015



FLOOR PLAN
1/32" = 1'-0"



FRONT ELEVATION
1/32" = 1'-0"

B.D. STEVENS

COLFORD WAY
150 COLFORD AVE, BURNSIDE
21.JAN.2015



Stevens Group
PROPERTIES

Building Details

- Building size is 62,200 sq. ft
- 36' x 36' grid on bay layout [minimal rental area is 1 bay]
- Building is 144' deep
- Clear height is 24 feet
- Building Shell will be constructed with insulated concrete panels
- Ample parking and area for trucks to approach warehouse
- Potential yard space as well
- Great location for easy access in and out of park
- Building serviced with Natural Gas
- Construction to be completed by BD Stevens
- Building to commence Spring 2015
- Occupancy available for October 2015
- Leasehold Financing available
- Mezzanine space is an option
- Tenant space can be configured as desired during construction phase
- Building has dock loading space, but during the construction phase tenants space can be configured with appropriate grade and dock door combination
- Basic Net Rent - \$7 per sq. ft.
- 2015 Estimated CAM - \$4 per sq. ft.

For inquires please contact
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