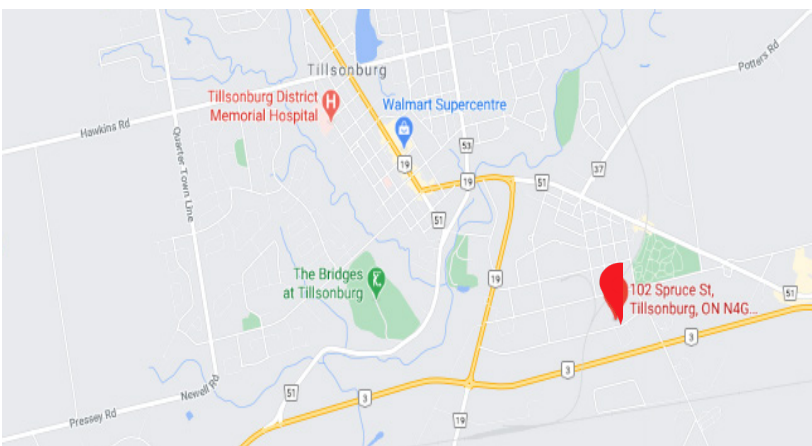


### 102 Spruce St, Unit B, Tillsonburg, ON



#### FEATURES

- 2,500 square feet of industrial space available immediately
- Includes two offices, reception area, one bathroom and a storage room
- Mezzanine space available (no extra charge)
- Natural gas radiant heat & air conditioning unit
- 100 Amp service
- Town water and sewage
- Fiber optics available
- Ample parking in front and back, with paved front lot

#### DIMENSIONS

- 25 ft x 100 ft
- Ceiling height 20 ft
- Office space - 24.5 ft x 25 ft
- 10 ft wide x 12 ft high roll-up bay door

#### ZONING

General Industrial (MG), which permits all Restricted (Light) Industrial (MR) uses as well

#### CURRENT USE

Vacant

#### Lease Rate:

**\$6.00/month** per square foot  
(plus taxes, insurance and maintenance)

#### CONTACT:

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