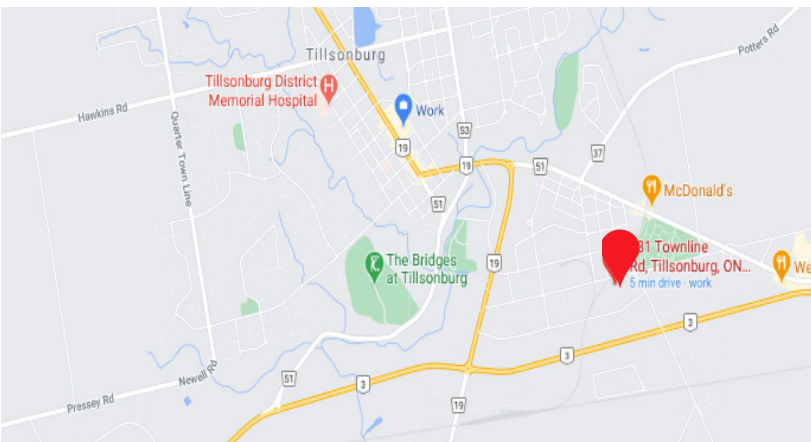


131 Townline Rd, Unit E, Tillsonburg, ON



FEATURES

- 6,000 square feet of industrial space available soon
- Includes warehouse, three office spaces, meeting room, lunch room, one washroom and two bays
- Mezzanine space available (no extra charge)
- Natural gas radiant heat
- 200 Amp service
- Town water and sewage
- Fiber optics installed
- Ample parking in front and back, with paved front lot
- Breaker panels, airlines, alarm system and phone system available

DIMENSIONS

- Main office space: 30 ft x 30 ft
- Mezzanine: approx. 1300 square feet
- Bay 1: 30 ft x 80 ft (includes office space area)
- Bay 2: 30 ft x 120 ft

ZONING

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

CURRENT USE

Occupied, available soon

Lease Rate:

\$7.50/month per square foot
(plus taxes, insurance and maintenance)

CONTACT:

Julius Toth
(519)688-2500
jtboss@execulink.com