



**(+/-) 2,400 SF OF OFFICE/WAREHOUSE SPACE**

## Property Highlights

- Located on the corner of Johnson Avenue and Levis Street close to Chalmers Ave and Watt Street
- Nicely developed office/warehouse space with 6 private offices, board room, kitchen area, and I.T. room
- Warehouse space has 1 grade level loading door and a set of double main doors
- Zoned: M1
- Available November 1, 2023

**Lease Rate: \$8.95 psf Net**  
**CAM & Tax: \$6.39 psf (2023 est)**  
***Includes mgmt fee***

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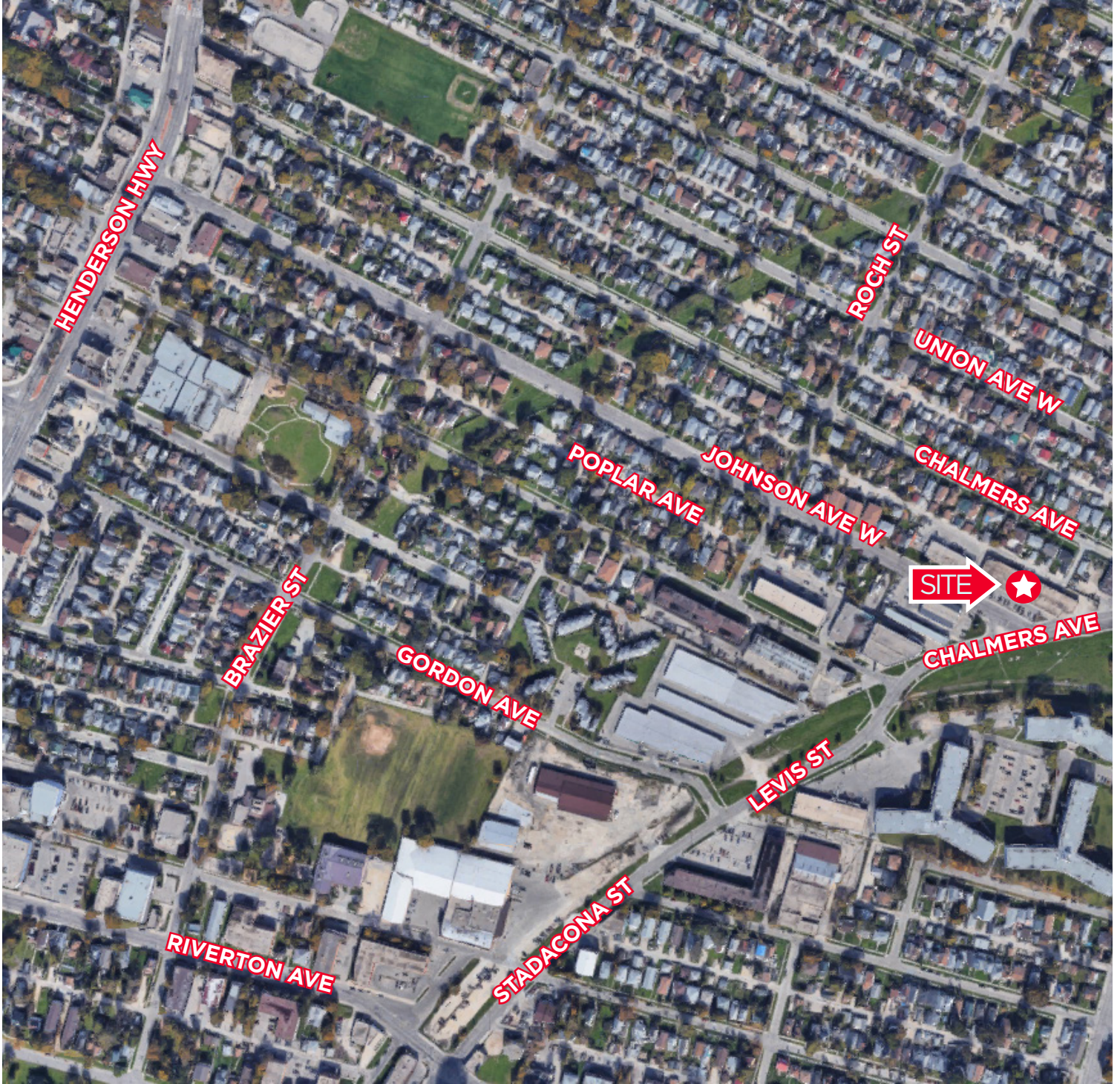
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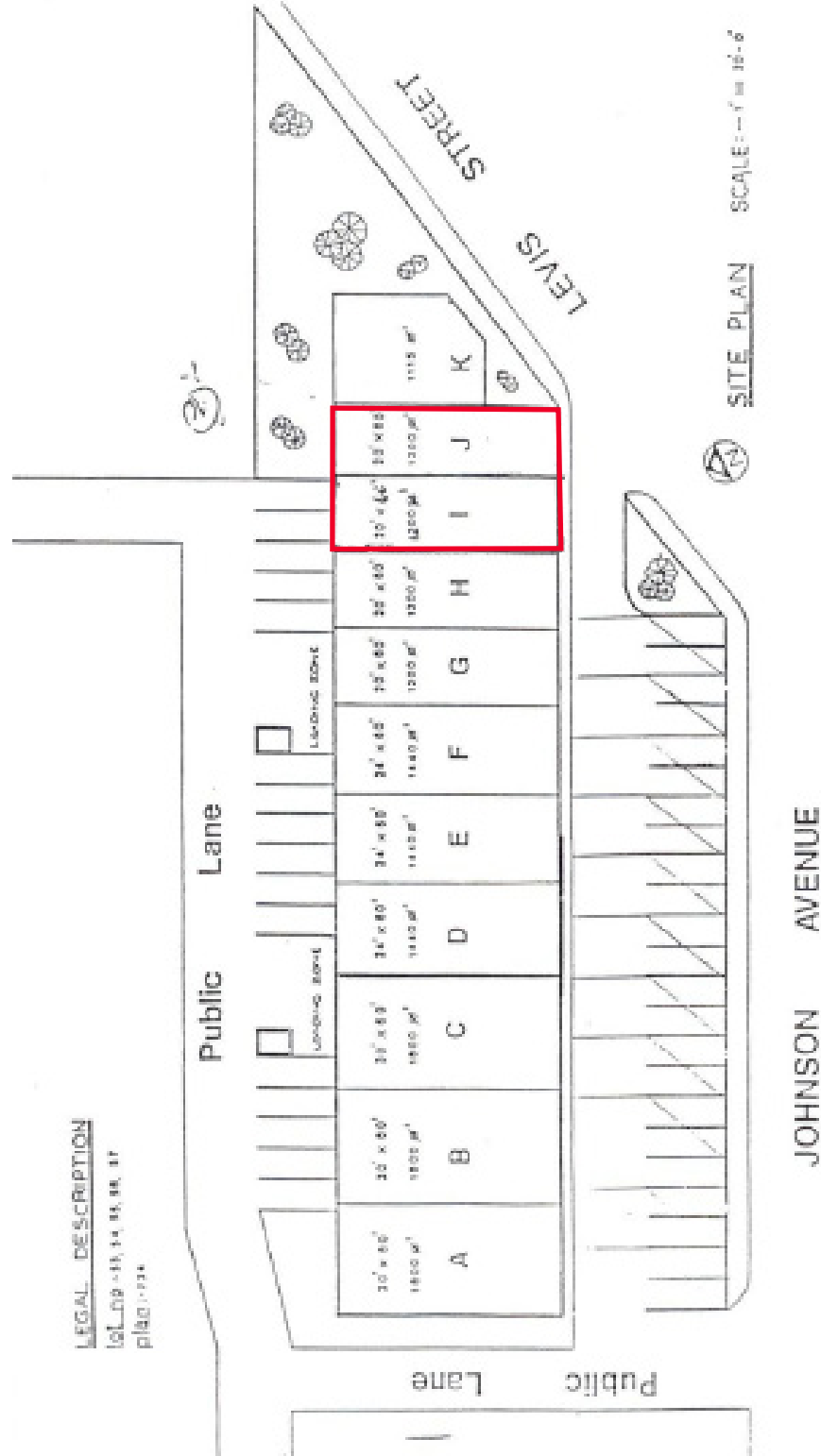
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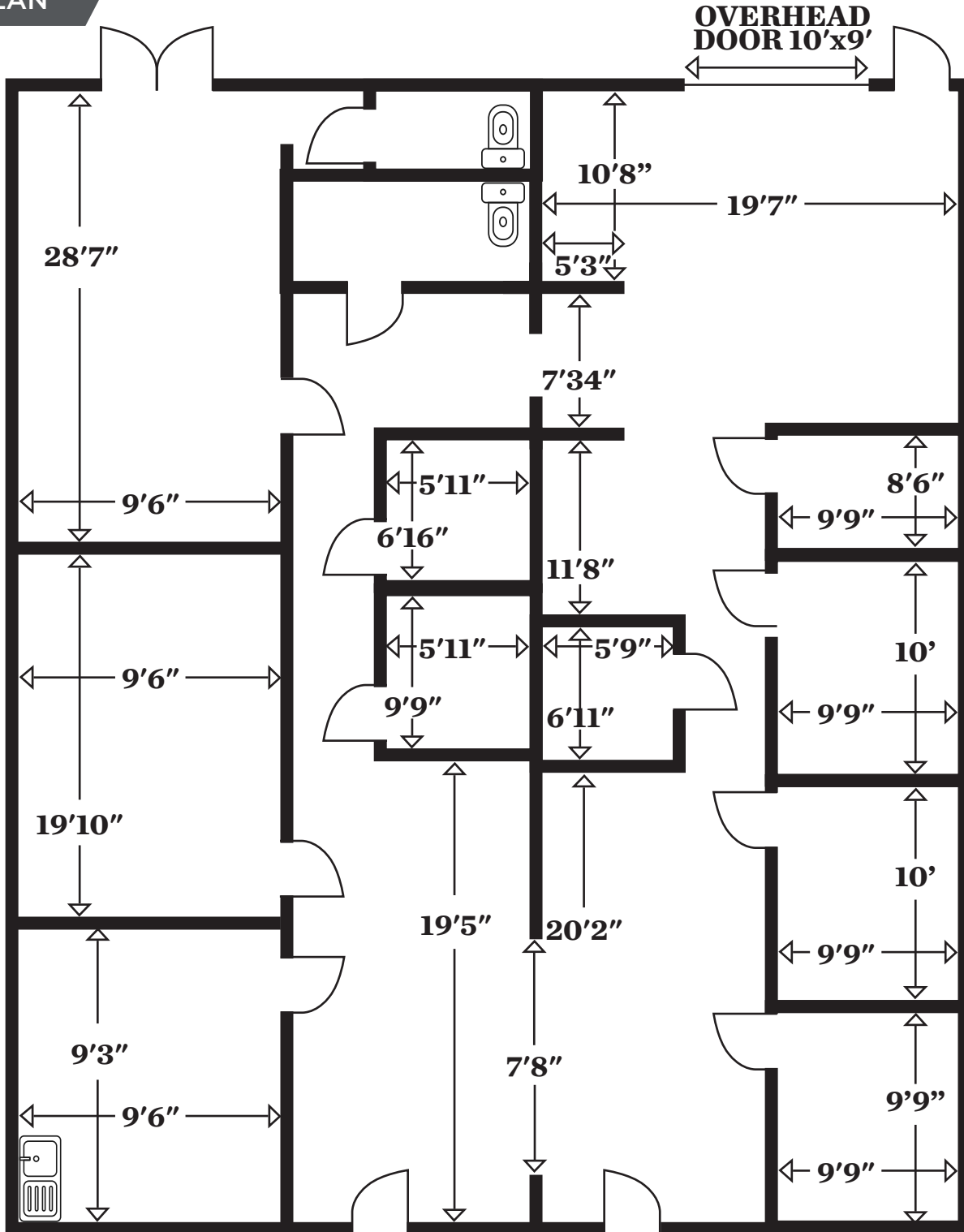
**SITE PLAN**



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