

FOR LEASE

# 367 Poplar Avenue

Unit 12 - (+/-) 933 sf Available

Unit 13 - (+/-) 733 sf Available

## PROPERTY HIGHLIGHTS

- Spacious and open warehouse providing ample storage or manufacturing space
- Shared grade and dock loading and access to freight elevator
- 60amp single phase service, currently being upgraded to 3 phase
- Zoned M1 - Allows for a variety of industrial and commercial uses

## Lease Rate:

**Unit 12: \$7.00 psf Net**

**Unit 13: \$8.00 psf Net**

**CAM & Tax: \$2.60 psf (2023 est.)**

*Utilities included*

### Chris Hourihan Associate Vice President

T 204 934 6215

C 204 995 0225

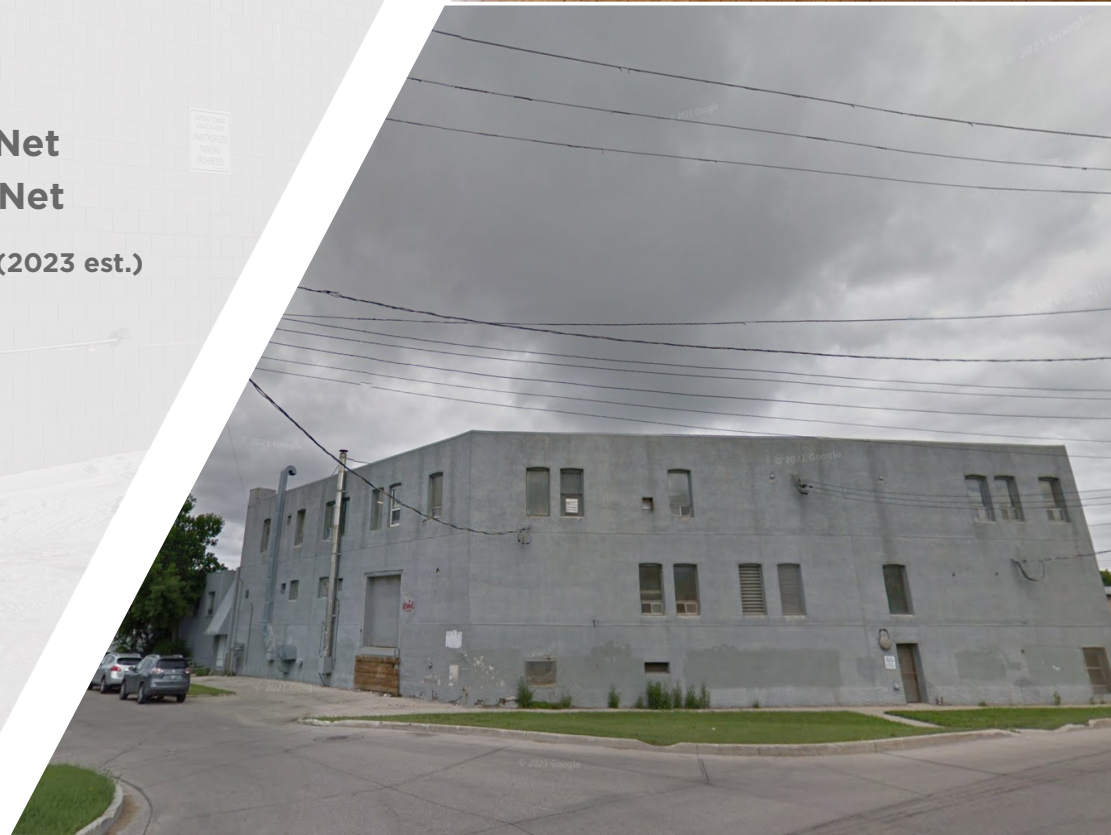
[chris.hourihan@cwstevenson.ca](mailto:chris.hourihan@cwstevenson.ca)

### Colin Gratton Associate

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[colin.gratton@cwstevenson.ca](mailto:colin.gratton@cwstevenson.ca)



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# 367 Poplar Avenue



## UNIT 13



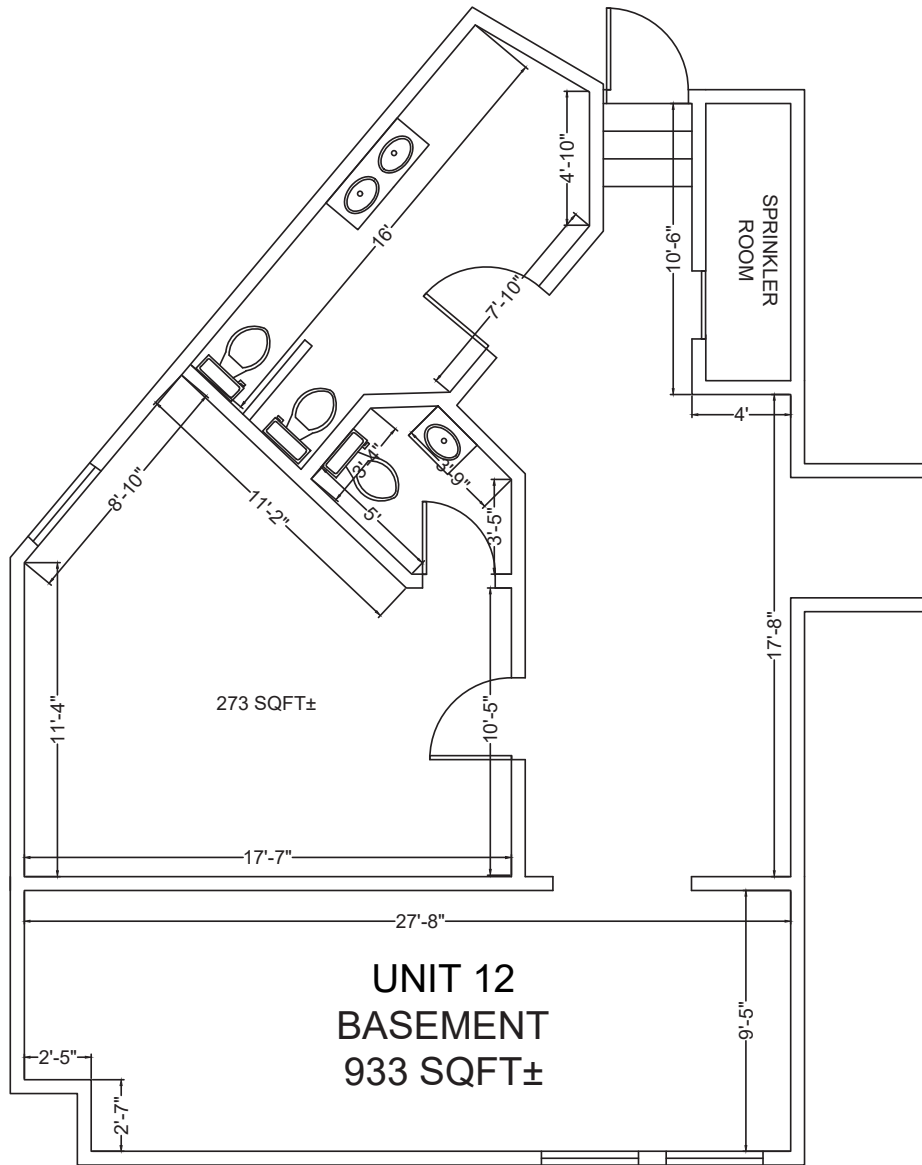
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# 367 Poplar Avenue

## UNIT 12

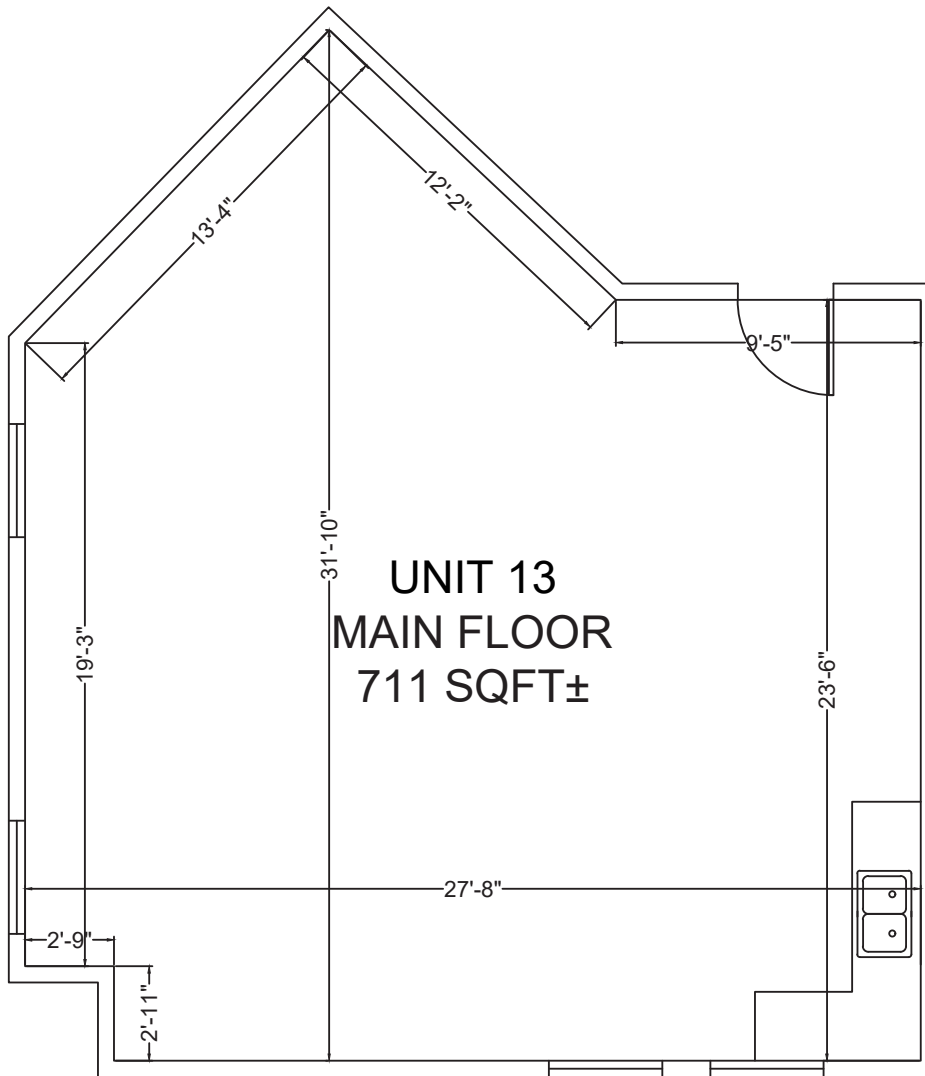


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# 367 Poplar Avenue

## UNIT 13

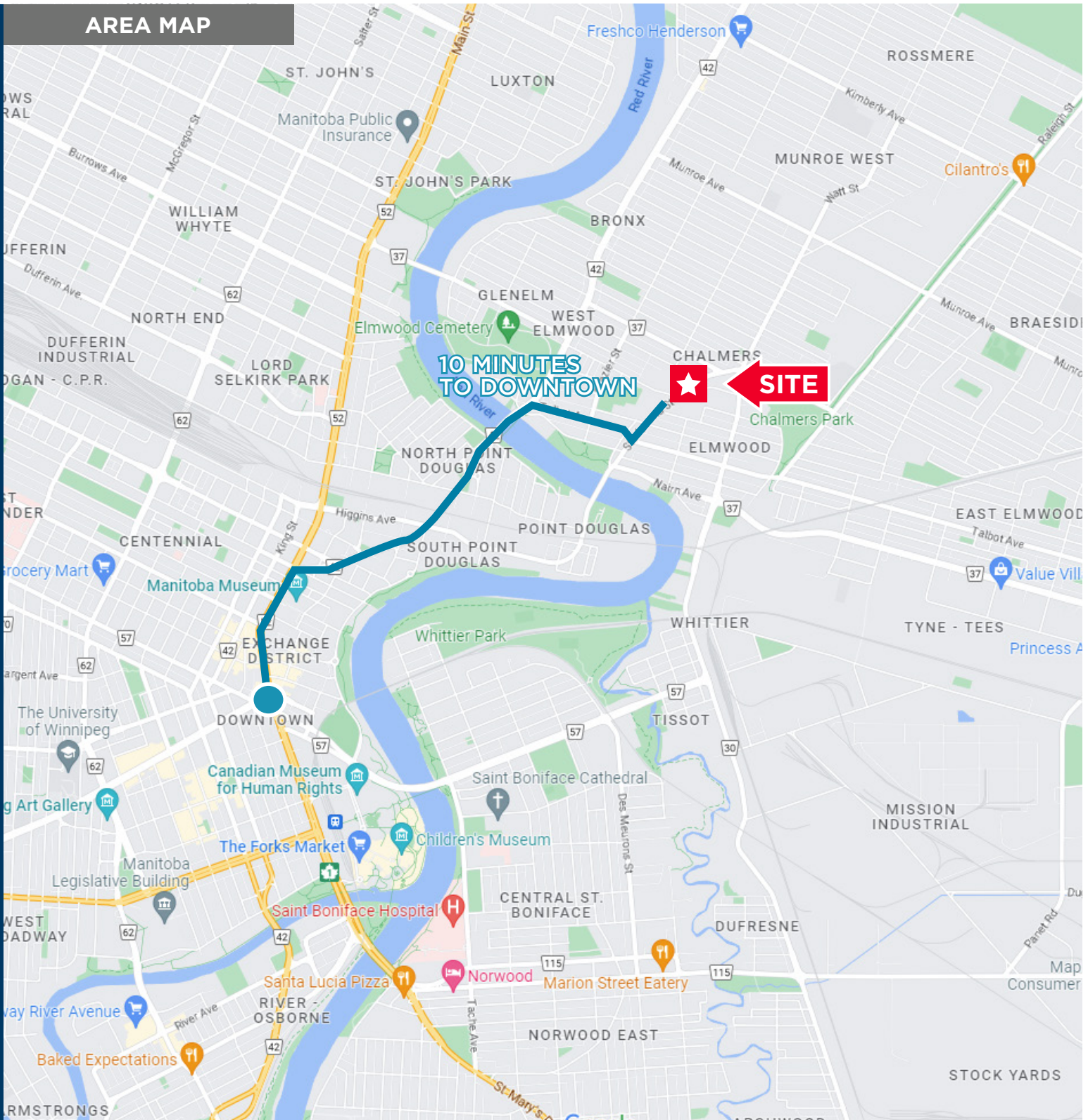


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# 367 Poplar Avenue

## AREA MAP



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