



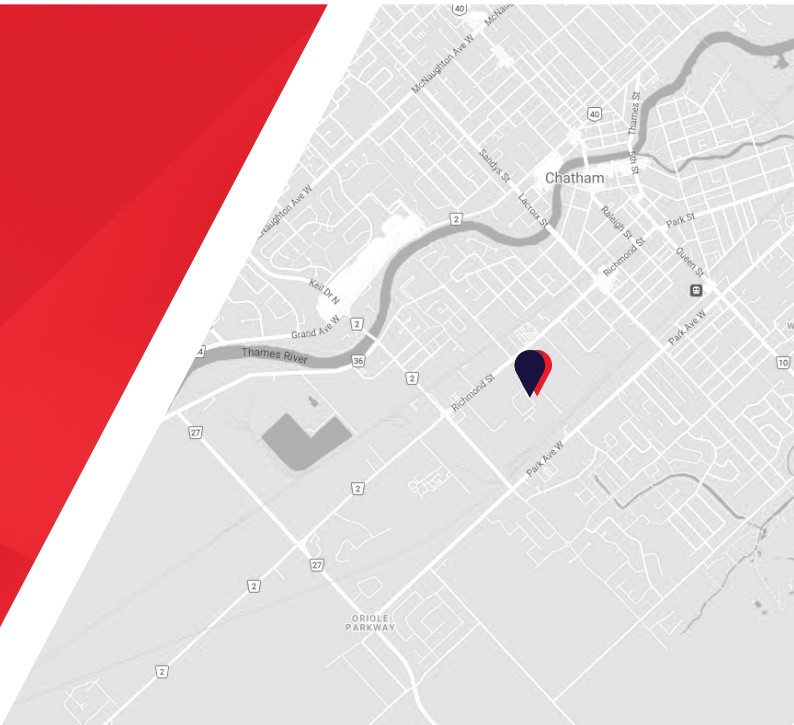
BUILDING A

BUILDING B

FOR LEASE | TWO MODERN INDUSTRIAL BUILDINGS

# 450 MERRITT AVENUE

*Chatham, ON N7M 3G2*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

# ABOUT THE PROPERTY

Two modern 60,000 square foot industrial buildings available for lease

## BUILDING A

- Zoning: M1
- Clear Height: 20'-21'
- Dock Level Doors: 2
- Grade Level Doors: 2
- Sprinklered
- Power:
  - » Three Phase
  - » 400 Amps

## BUILDING B

- Zoning: M1
- Clear Height: 30'-35'
- Dock Level Doors: 4
- Grade Level Doors: 2
- ESFR Sprinklers
- Power:
  - » Three Phase
  - » 400 Amps

## UNIT B20

- Zoning: M1
- Clear Height: 30'-35'
- Dock Level Doors: 1
- Grade Level Doors: 1
- Sprinklered
- Power:
  - » Three Phase
  - » 400 Amps

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
BUILDING A	60,000 SF	\$9.95 PSF Net	\$2.00 PSF (Est.)
BUILDING B	60,000 SF	\$10.95 PSF Net	\$2.00 PSF (Est.)
BUILDING A&B	120,000 SF	\$10.95 PSF Net	\$2.00 PSF (Est.)
B20	20,000 SF	\$10.95 PSF Net	\$2.00 PSF (Est.)



### JAMESON LAKE

Sales Representative  
519 438 8548

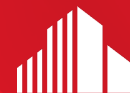
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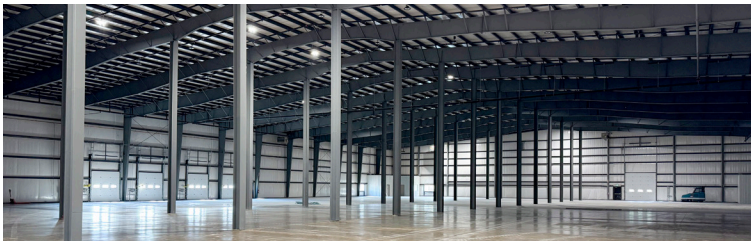
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# PROPERTY IMAGES

## Building A



## Building B



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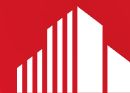
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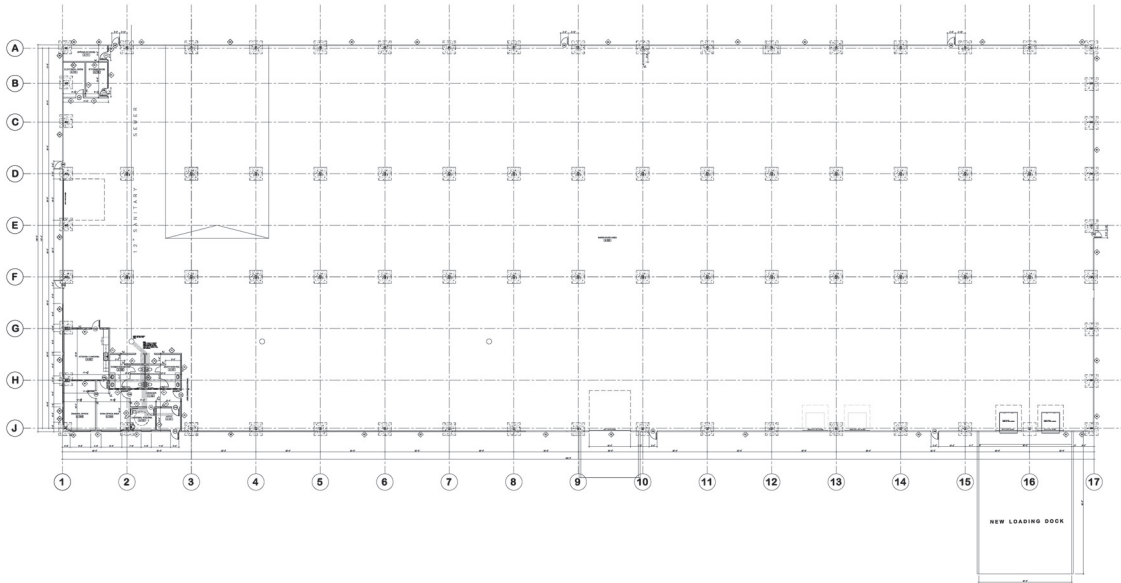
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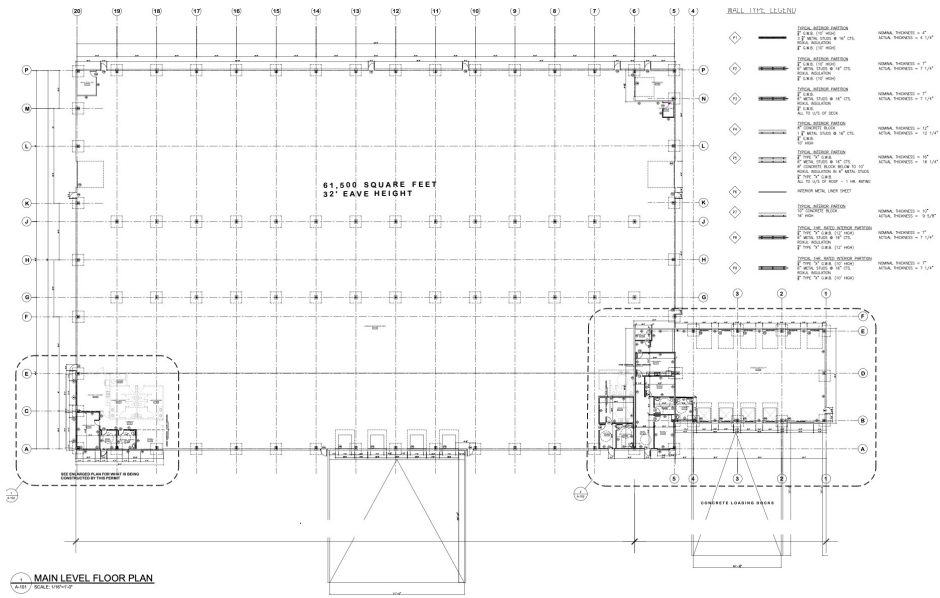
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# FLOOR PLANS

## Building A



## Building B



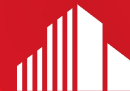
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