8233 SHERBROOKE STREET



Exceptionally designed, first-generation industrial spaces. This 3 storey building features units from 3,512 up to 5,278 square feet, covered parking, and functional office mezzanines.

FOR PROJECT INFORMATION:

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Professionally managed by Shato Holdings Ltd.



Marketed by:



PROJECT SUMMARY

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A Units Remaining

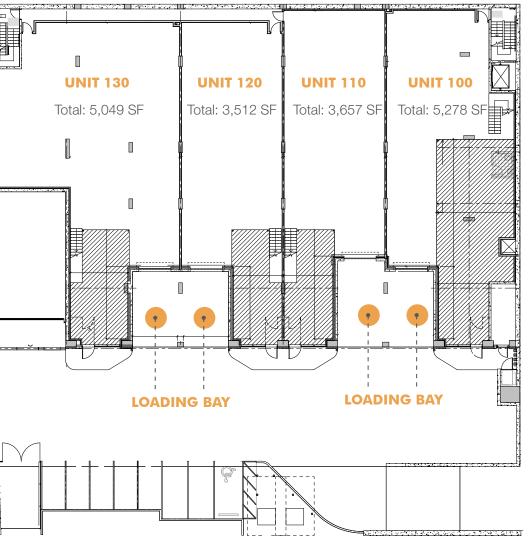
Total Leaseable Area:	17,496 SF		
Site Size:	0.95 acres		
Available for Occupancy:	Immediately		
Annual Basic Rent:	\$15.00 PSF (shell)		
Additional Rent:	To be determined		
Zoning:	I-2		

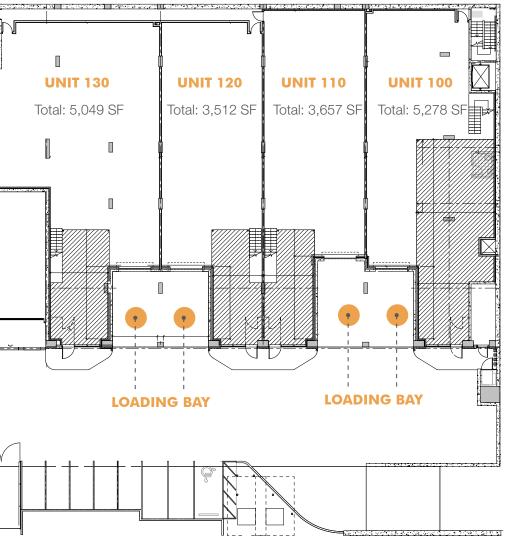
BUILDING FEATURES

- Cast-in-place concrete and structural steel construction
- + Attractive landscaping and metal panel design
- + Covered surface parking and designated visitor stalls
- Secured bicycle storage
- One (10' x 12') grade loading door per unit
- ✤ 300 lbs per sq. ft. floor loading capacity
- ✤ 20' clear ceiling height in the warehouse
- Fully sprinklered

UNIT SUMMARY

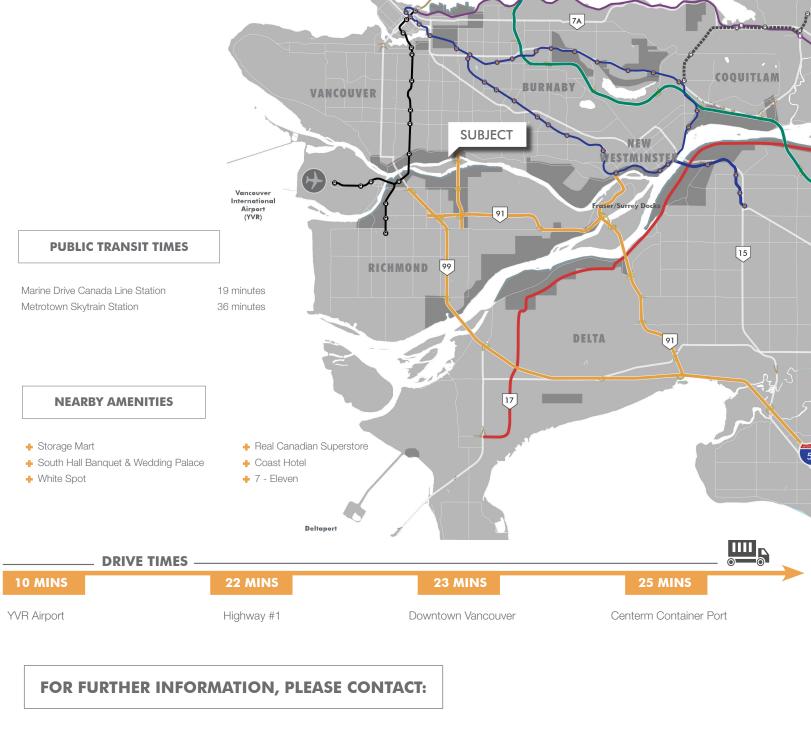
UNITS	WAREHOUSE AREA (SF)	MEZZANINE AREA (SF)	TOTAL SIZE (SF)	ELETRICAL SUPPLY	PARKING STALLS	
100	3,660	1,618	5,278	400 amp 3-phase	4	
110	3,029	628	3,657	200 amp 3-phase	3	
120	2,888	624	3,512	200 amp 3-phase	3	
130	4,325	724	5,049	400 amp 3-phase	4	
200	200 LEASED					
210	LEASED					





SHERBROOKE STREET

LEVEL ONE



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