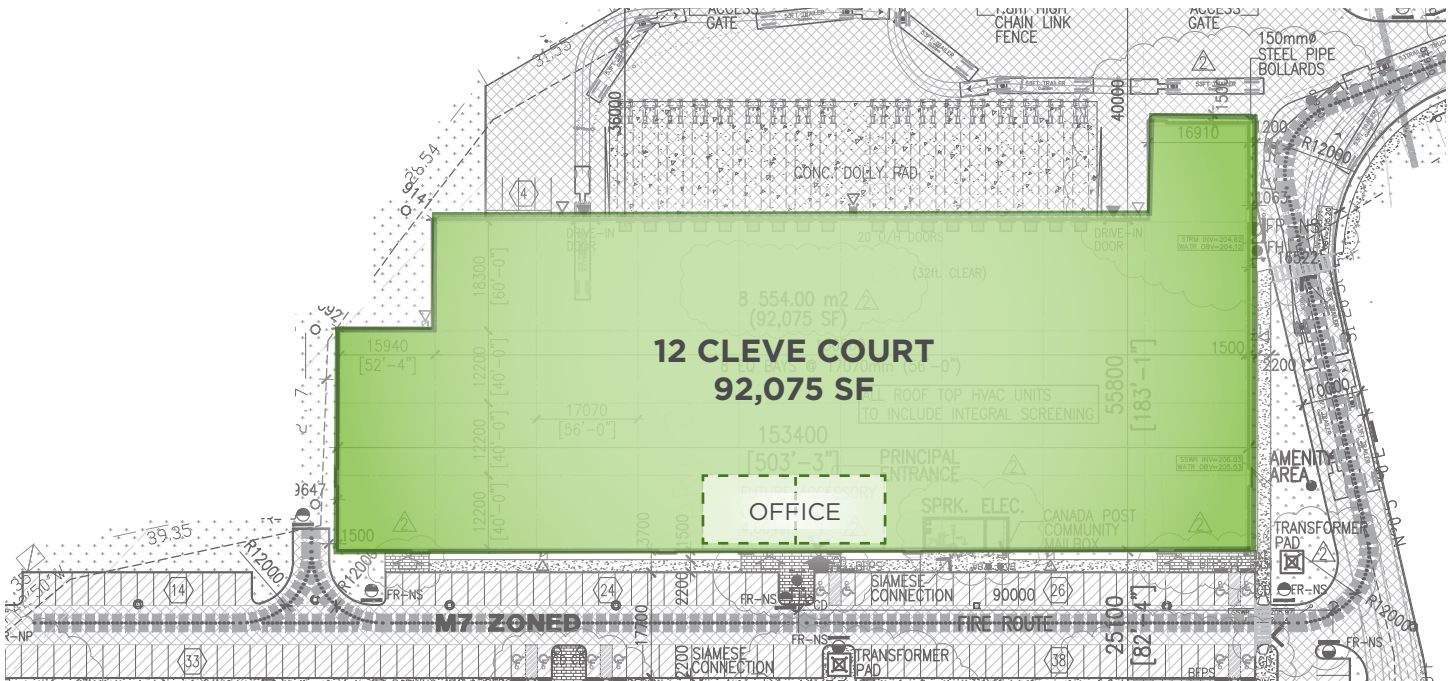


PARKWAY LOGISTICS CENTRE

CLEVE COURT, HALTON HILLS, ONTARIO

BUILDING B - 12 CLEVE COURT - 46,037 to 92,075 SF



OFFICE	36' clear height from slab to deck with 5% office area, complete with drop acoustical t-bar ceiling at 9', LED lighting and HVAC based on an open unpartitioned floor.
WAREHOUSE	56' x 40' bays with 60' marshalling bay. Warehouse illuminated by LED lighting on 10' whips installed on an open unpartitioned floor. The warehouse area will be heated by gas fired heaters.
DOORS	Twelve (12) 9'X10' truck level loading doors complete with 45,000 lbs. hydraulic 6' x 8' levelers, compression dock seals and wheel chocks. Two (2) 14' x 16' drive in automatic doors.
TRUCK COURT	130' trucking court with concrete pad for trailers and four (4) trailer positions.
POWER	600 AMP main electrical.
SPRINKLERS	ESFR sprinkler system.
PARKING	54 surface parking stalls provided on a first come first serve basis.
2021 ESTIMATED ADDITIONAL RENT	\$2.34 psf

JAMIE KITCHEN
 Senior Director, Leasing
 Sales Representative
 416.941.1745
 jkitchen@triovest.com



TRIOVEST REALTY ADVISORS INC.
 BROKERAGE
 40 University Avenue, Suite 1200
 Toronto, Ontario M5J 1T1
 triovest.com