

FOR LEASE



3 KERR CRESENT
PUSLINCH, ON

28,472 SF
Industrial Building
on 2.04 Acres

The Opportunity

3 Kerr Crescent, Puslinch



28,472 SF Freestanding Industrial Building on 2.04 acres available for lease in Puslinch, ON. Building features include approx. 2,531 SF office area, 18' clear ceiling height, 2 truck level doors, 1 drive-in door, 800 amps/600 volts electrical service, LED lighting, secured lot and ample employee parking. Located in close proximity to Highway 401.



Total Building Area
28,472 SF



Land Area
2.04 Acres



Ceiling Heights
18'



Loading
1 Drive-In Door
2 Truck Level Doors



Zoning
IND



Power
800 amps/
600 volts



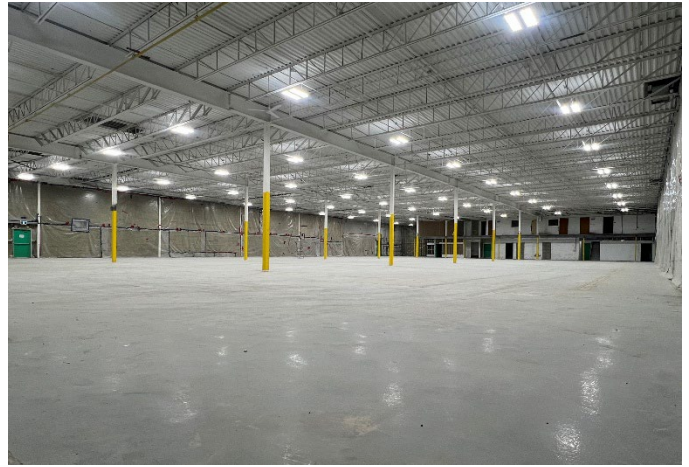
Property Specifications

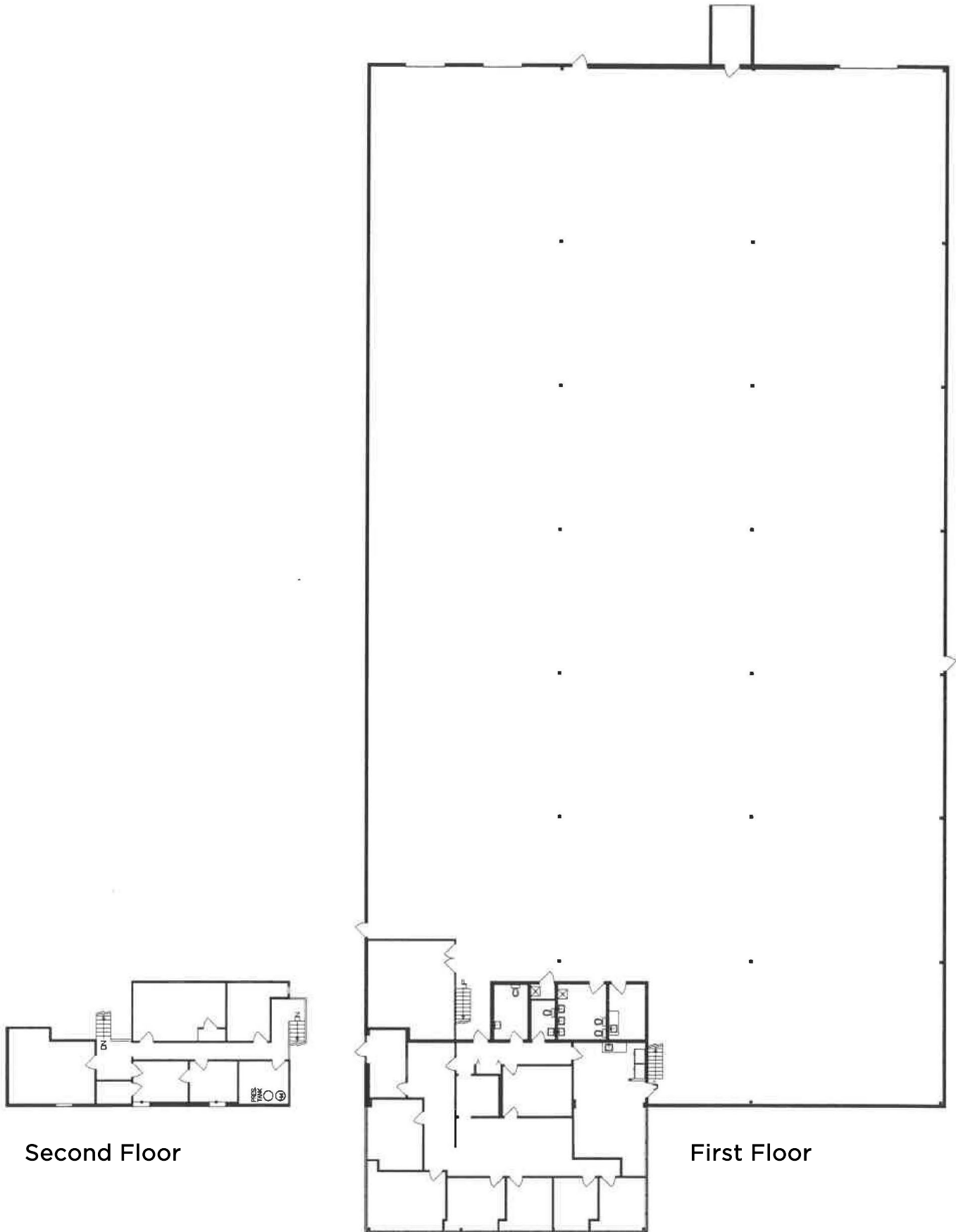
3 Kerr Crescent, Puslinch



Total Building Area:	28,472 SF
Warehouse:	25,941 SF
Office:	2,531 SF
Land Area:	2.04 acres
Ceiling Heights:	18'
Loading Doors:	1 - 12' x 14' D/I 2 - 8' x 10' T/L
Power:	800 amps/600 volts
Zoning:	IND
Possession:	Immediate
Estimated TMI:	\$4.00/SF

Lease Rate: \$15.00/SF





Second Floor

First Floor

LOCATION OVERVIEW

3 Kerr Crescent, Puslinch



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