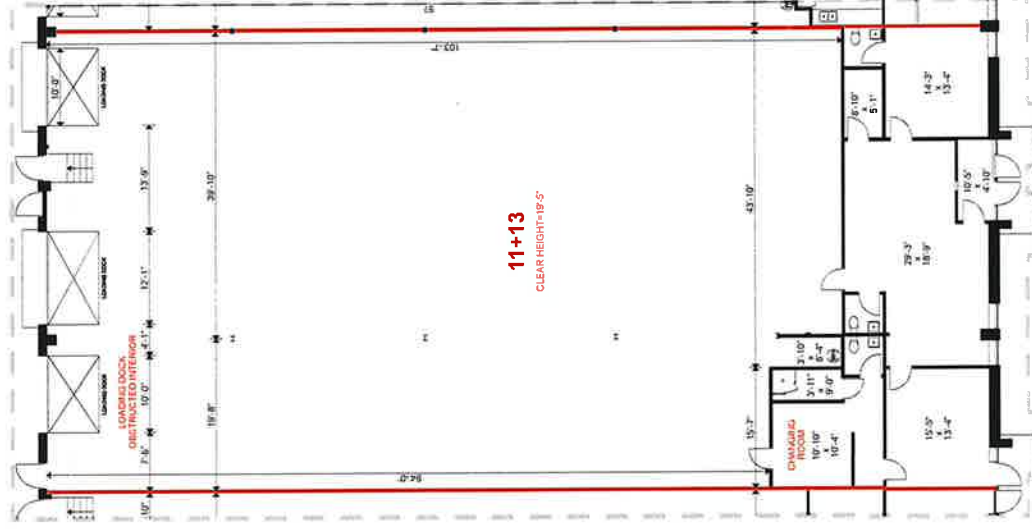


## DREW KIMBEL INDUSTRIAL CENTRE

**July 30, 2024**

### LEASING FACT SHEET

Leased Premises	2299 Drew Road, Units 11 - 13
GLA	7,782 sq. ft.
Term:	minimum of Five (5 ) Years required
Asking Basic Rent	\$18.50 psf
TMI	\$5.00 psf
Clear Height	19.5' clear
Shipping	Three (3) loading docks with dock levellers for docks 12 & 13
Office Space	Finished office space with partial HVAC
Utilities	Gas & hydro separately metered
Potential Uses	General warehouse with associated office space
Available	September 1 2024 – Can be combined with units 8 - 10 with 7,764 sq. ft. for a total of 15,546 sq. ft.
Conditions	Leased Premises subject to Right of First Refusal for Ten (10) Business Days from Adjacent Tenant
Available in 2024	Over 100,000 sq. ft. in various size ranges comes up for renewal @ Drew Kimbel in 2024.



Ahern Real Estate Corporation Inc.  
2299 Drew Road, Mississauga  
Floor 01

Marked-Up by  
David Court  
July 2, 2024 - 2:32pm

