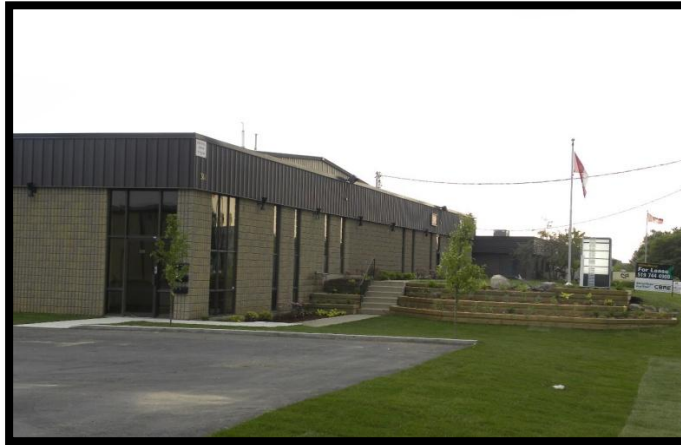


Office

Lease

341 Sheldon Drive, Unit 4



Studio / Office

LOCATION:	East of Franklin, near Thompson Dr
TOTAL AREA OF BUILDING:	26,634 sq ft
ZONING:	M3 – Light Industrial
PARKING:	5 cars
DISTANCE TO NEAREST HWY	2.4 km – 3 min 401:Franklin & Townline
APPROXIMATE USEABLE FLOOR SPACE:	1,350 sq ft
TYPE OF CONSTRUCTION:	One storey building with steel/concrete block walls
PRESENT CONFIGURATION:	Office
ELECTRICAL:	60 amp
WASHROOM FACILITIES:	Yes
HEATING:	Electric baseboard
LIGHTING:	T8
SQUARE FOOTAGE AVAILABLE	1,350 sq ft
\$ PER SQUARE FOOT PER MONTH	negotiable depending on length of lease*
TMI (REALTY TAXES, MAINTENANCE & INSURANCE)	\$2.95 sq ft*

* Rates may vary *Estimated for 2016

May, 2016



For more information:

519-623-3440 email: info@twproperties.ca