

5265 OUTER DRIVE / TECUMSEH / ONTARIO

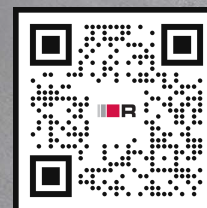


Premium A-Class Industrial Facility For Lease - Immediate Occupancy Available

CBRE

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5265 Outer Drive

Rare A-Class Industrial Facility Available For Lease

CBRE is pleased to offer for lease the industrial property located at 5265 Outer Drive, Oldcastle, Ontario (the "Property").

This 110,530 SF Class A industrial facility presents a rare leasing opportunity in the heart of Oldcastle, one of Canada's premier advanced manufacturing, warehousing, and logistics hubs. Well-suited for a wide range of industrial users, the property offers a highly desirable office-to-warehouse configuration and features 10 dock-level doors, 3 drive-in doors, 3,000-amp power service, ESFR sprinklers, efficient 50' x 60' column spacing, and clear heights ranging from 29' to 32'. Strategically located just minutes from Highway 3 and Highway 401, and less than a 10-minute drive from the Gordie Howe International Bridge, the property provides outstanding access to major transportation corridors and seamless connectivity to key Canadian and U.S. markets

110,530 Sq. Ft.

TOTAL SPACE AVAILABLE

\$9.95

NET ASKING RATE [PSF]

10

TRUCK DOCKS

3

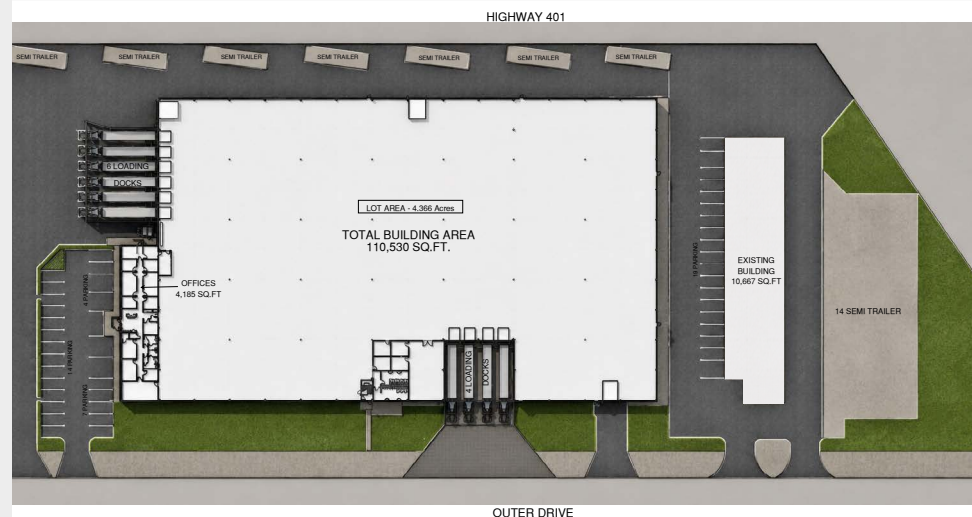
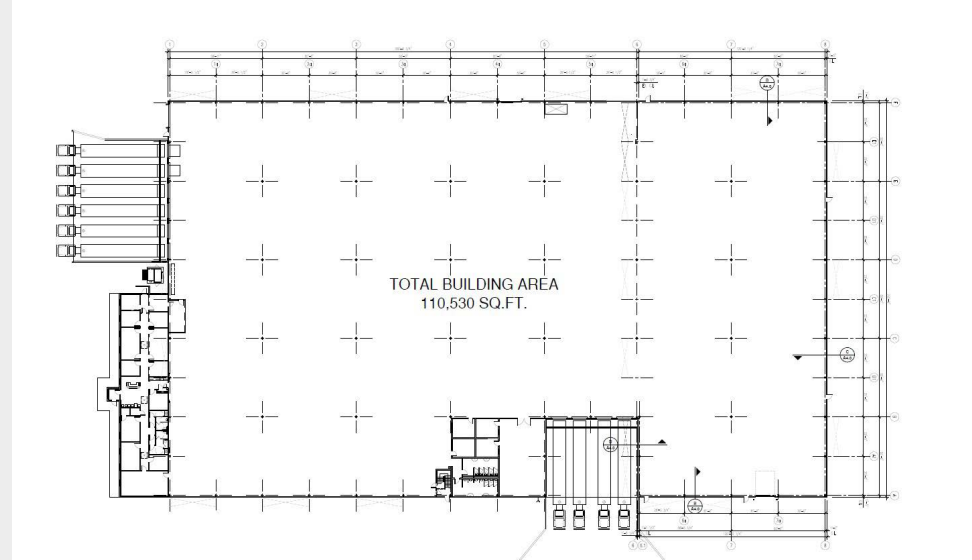
DRIVE-IN DOORS

Building Specifications

A-Class Industrial Facility

Property Address	5265 Outer Drive, Tecumseh, Ontario, N9G 0C4
Asking Net Rent	\$9.95 Per Sq. Ft.
Property Taxes (2026)	TBC
Total Space Available	110,530 Sq. Ft.
Office Portion	10,695 Sq. Ft. (9.7%)
Year Built	2002 (With a facility expansion in 2020)
Clear Height (Feet)	32' Under Truss
Column Spacing (Feet)	50' x 60'
Floor	6" Concrete Slab
Loading	10 x Dock Level Doors & 3 x Drive-In Doors.
Lighting	LED Lights with Skylights Throughout
Power	3,000 Amps, 600 Volts
Fire Suppression	ESFR Sprinkler System
Parking	Various Configurations Available
Zoning	M1

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TECUMSEH / ONTARIO



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Premium A-Class Industrial Facility

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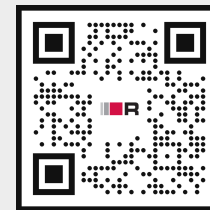
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