

## 1115 North Service Road West, Oakville

FOR MORE  
INFORMATION  
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**Lease Rate:** \$16.95 Sq Ft Net

**TMI:** \$4.95 (estimated 2010)

**Lot Size:** 231 x 500 Ft

**Total Available Area:** 26,152 Sq. Ft.

**Office Area:** 25,315 Sq. Ft.

**Shipping Doors:** 1 truck-level 8' x 10'

**Clear Height:** 10' 9" x 11'3"

**Electrical Service:** 400 Amps; 600 Volts

**Zoning:** E1

**Additional Features:**

- 14 Private offices
- 2 Large boardrooms
- Large lunchroom with skylights
- Large reception area with skylights
- Sidelights on offices
- Full height custom wood doors



Binswanger Hectare, Brokerage  
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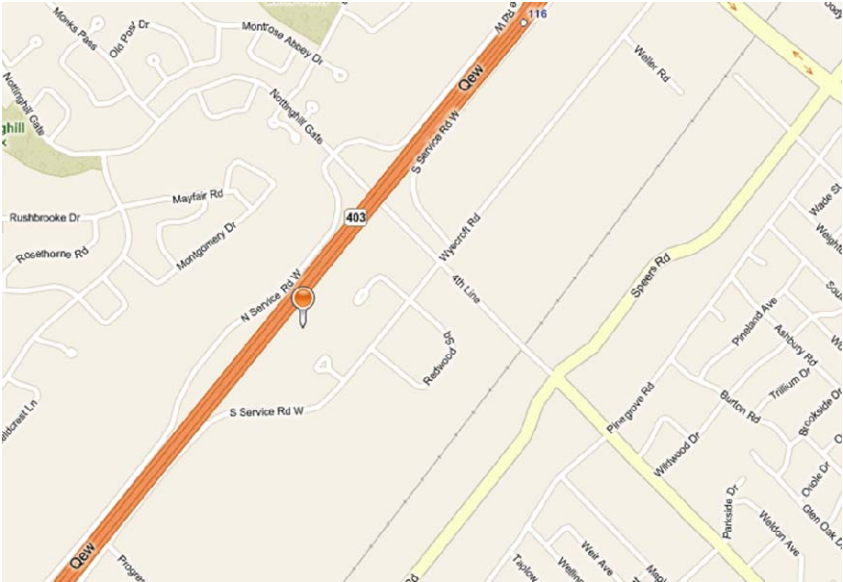
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# 1115 North Service Road West, Oakville

## AERIAL

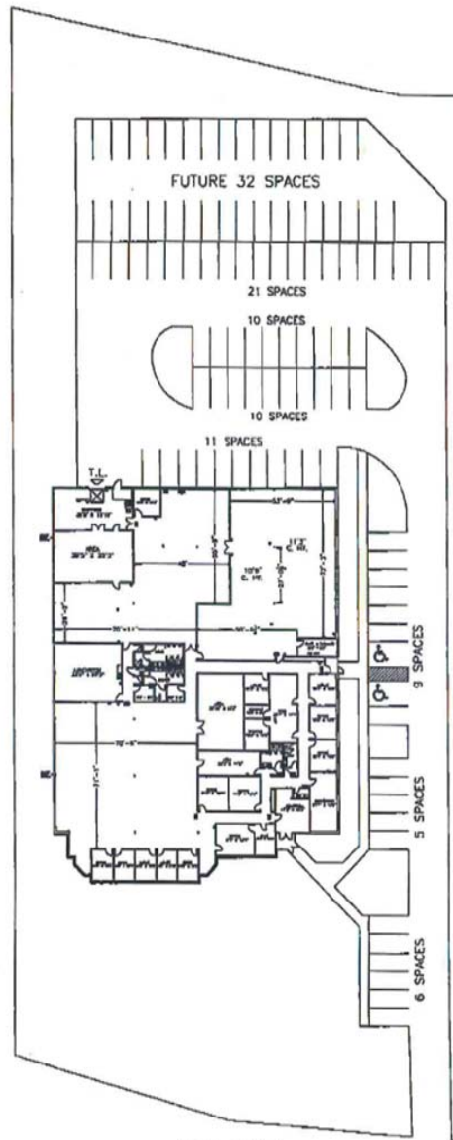


## LOCATION MAP



# 1115 North Service Road West, Oakville

## SITE PLAN



- LEGEND**
- FIRE EXTINGUISHERS
  - + SMOKE DETECTORS
  - + FIRE ALARM BELL
  - EMERGENCY EXIT LIGHT FUTURE
  - HANDICAP SPACE 6m x 3.65m

**STATISTICAL INFO.**

SITE COVERAGE	22.87%
PAVED AREA:	2,906.30 M <sup>2</sup>
LANDSCAPE AREA:	5,272.18 M <sup>2</sup>
PARKING SPACES:	72 CARS
HEIGHT OF BUILDING:	4 M

**AREAS:**

	SQ. FT.	SQ. METERS
OFFICE AREA:	25,315	2,351.76 M <sup>2</sup>
SHIPPING AREA:	837	77.76 M <sup>2</sup>

**TOTAL AREA:** 26,152 2,429.52 M<sup>2</sup>

All measurements and calculations are based on the principles of measurements as set out in S.I.O.R. Standards Society of Industrial and Office Realtors

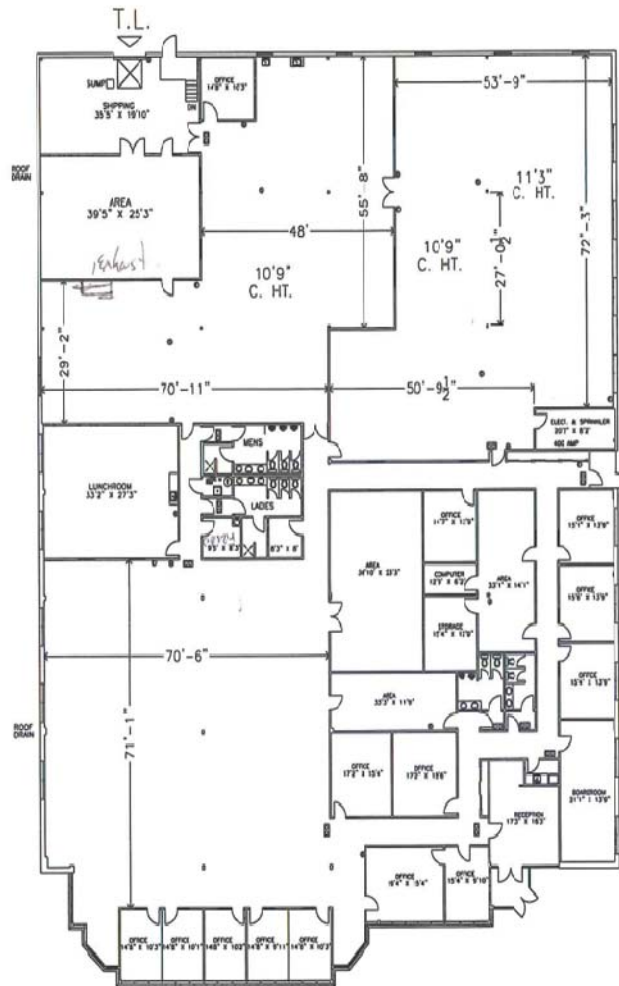
- NOTES:**
- SHIPPING DOORS: 8' X 10' HT
  - HEIGHT TO BEAM: 11'3" & 10'9"
  - SHIPPING TRUCK LOADING
  - 70 PARKING SPACES, 5.5m X 2.7m
  - 2 HANDICAP PARKING SPACES: 6m x 3.65m

NSR WEST

PREPARED FOR: CANBA INVESTMENTS LIMITED	LOCATION: GROUND FLOOR 1115 NORTH SERVICE ROAD W. OAKVILLE, ONT. L6M 1N1	NORTH: 	PREPARED BY: MEASURE DRAW CERTIFY G. BLAIN: 905 489-0069 DATE: MAR. 26, 2010 FILE # I-K1115N SCALE: NOT TO SCALE
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# 1115 North Service Road West, Oakville

## FLOOR PLAN



NOTES:  
 SHIPPING DOORS: 8' X 10' HT  
 HEIGHT TO BEAM: 11'3" & 10'9"  
 SHIPPING: TRUCK LOADING  
 70 PARKING SPACES: 5.5m X 2.7m  
 2 HANDICAP PARKING SPACES:

AREAS:	SC. FT.	SO. METERS
OFFICE AREA:	26,315	2,351.76 M2
SHIPPING AREA:	837	77.76 M2
<b>TOTAL AREA:</b>	<b>26,152</b>	<b>2,429.52 M2</b>

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 CANBA INVESTMENTS LIMITED

LOCATION:  
 GROUND FLOOR  
 1115 NORTH SERVICE ROAD W.  
 OAKVILLE, ONT.  
 L6M 1N1



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 MEASURE DRAW CERTIFY  
 G. BLAIN: 905 469-0069  
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