

57,344 Square Feet on 5.44 Acres

FOR LEASE

## 5730 Second Line, New Tecumseth

FOR MORE  
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**OFFICE/WAREHOUSE SPACE**

Office 11,377 Sq. Ft. Warehouse 45,967 Sq. Ft.

**INSULATION**

Pre-cast and metal panels, insulated roof, insulated pre-cast panels, add 4-ply built up

**YEAR BUILT**

Constructed in 2003

**CEILING HEIGHT**

24' clear height

**TRUCK LOADING**

Five (5) drive-in doors (oversized) Truck-level shipping is available

**HVAC**

100% heated and air-conditioned by natural gas fired rooftop mounted units

**BAY SIZES**

54' x 448' 54' x 240'

**SPRINKLER**

100% standpipe system with 8" main with pump

**ZONING**

Industrial

**ELECTRICAL**

600 Volt & 1200 Amp

**LEASE RATE**

\$0.00 net lease for the first year \$3.15 T.M.I. (2010)

**WEB SITE**

<http://www.5730secondline.com/>

**UNBEATABLE LOCATION**

Situated on over 5 acres of lush land, this pristine property is surrounded by ample parking space, outside storage and wide drive ways.

Only 30 minutes from Pearson Airport, close to major cities like Vaughan, Toronto, Markham, Mississauga, Brampton and Barrie. 5730 Second Line is so much more than an address of convenience.

The Town of New Tecumseth is a new municipality in central Ontario drawing together the four communities of Alliston, Beeton, Tottenham and Tecumseth. Graced with the meandering Nottawasaga River, magnificent scenery and an extensive history, New Tecumseth is structured for development yet still retains its rural, small town charm. Over 82% of the businesses here, believe the quality of life is an advantage to doing business in this area.

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