

**FOR LEASE**

# 150 CALIFORNIA AVENUE - BROCKVILLE SOUTH LOT PORTION



## BUILD-TO-SUIT INDUSTRIAL SITE

**\$14.00 PSF Net Est. | +/-150,000 SF | Industrial**

<b>Lease Rate:</b>	\$14.00 PSF Net (TBC)	<b>Parking:</b>	Ample on site (+/- 95 spaces) Truck parking available
<b>Additional Rent:</b>	To be Assessed	<b>Lighting:</b>	High bay LED motion sensor
<b>Available Area:</b>	+/-150,000 SF	<b>Heating:</b>	High bay suspended gas heat
<b>Demisable Unit Size:</b>	+/-25,000 SF	<b>Doors:</b>	18 Dock Doors, (3 Dock Doors per each demisable unit of 25,000 SF) Dock doors with 40,000 lb pneumatic levellers and bumpers; Drive-in doors (12'x14') or larger available
<b>Site Area:</b>	7 Acres (322,344 SF)		
<b>Zoning:</b>	Business Park (E1)		
<b>Column Space:</b>	Approx. 54' x 48'		
<b>Construction:</b>	7" slab		
<b>Clear Height:</b>	32 ft		
<b>Sprinkler:</b>	Fully sprinklered ESFR		

### PROXIMITY

US Border	23 km
Ottawa	115 km
Toronto	339.5 km
Montreal	206 km



### GARY CROKE

Principal

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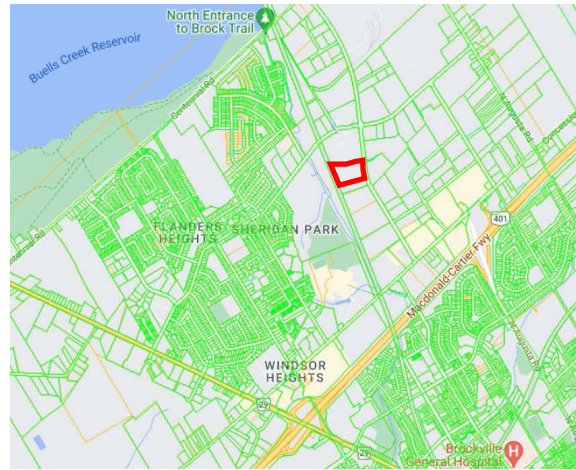
**Rogers  
& Trainor**

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Brokerage

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# 150 CALIFORNIA AVENUE - BROCKVILLE



## SITE DETAILS

- Vacant 7 acre parcel south of Douglas Barwick. Site can be built-to-suit up to +/- 150,000 sf.
- Located in Broome Industrial Park, Brockville, Ontario
- Ideally suited for single use Tenant
- Concept building could potentially be demised into 25,000 sf bay size, each bay with 3 Dock Doors
- Lease rates to be determined based on final building design
- Close to all amenities, including transit connections, banks, shopping, and restaurants
- Easy access to Highway 401 (1 min)

## THE CITY OF BROCKVILLE

- Brockville, "The City of the 1000 Islands", is a community situated on Highway 401, centrally located between Toronto and Montreal. It is on the main CNR line.
- The 1000 Islands International Bridge and the Prescott-Ogdensburg International Bridge are minutes away.
- Two international airports service the area, along with two local airports with corporate jet accessibility.



- The Port of Johnstown, a St. Lawrence River sea port is approximately 15 minutes East of Brockville.
- With a labour force of more than 200,000 people, Brockville boast a quality of life that is top notch.
- Brockville's downtown is home to over 300 thriving businesses, including many local restaurants, lifestyle amenities, coffee houses, craft breweries, and distilleries.

