



1345 TOPSAIL ROAD PARADISE, NEWFOUNDLAND & LABRADOR

Warehouse Space for Sublet in St. Anne's Industrial Park

- 17,803 sf of warehouse space with small office
- Direct access to Trans-Canada Highway
- Available March 2021

Situated in St. Anne's Industrial Park, this centrally located industrial sublet opportunity comprising 17,803 sf is zoned General Industrial (IG), which allows light industry, warehousing and distribution, workshop indoor storage, welding, recycling, factory, general garage uses, and more.

Property features include direct access to the Trans-Canada Highway, a sizable warehouse portion of approximately 17,000+ sf, ~20' warehouse clearance heights, two (2) roll-up doors, three (3) dock level doors, and a lay-down area to the rear. Additionally, there is a small office area adjacent to the building's lobby with reception, storage, and two (2) private offices.

FOR LEASE

\$10.00 psf (net)

Connie Amero

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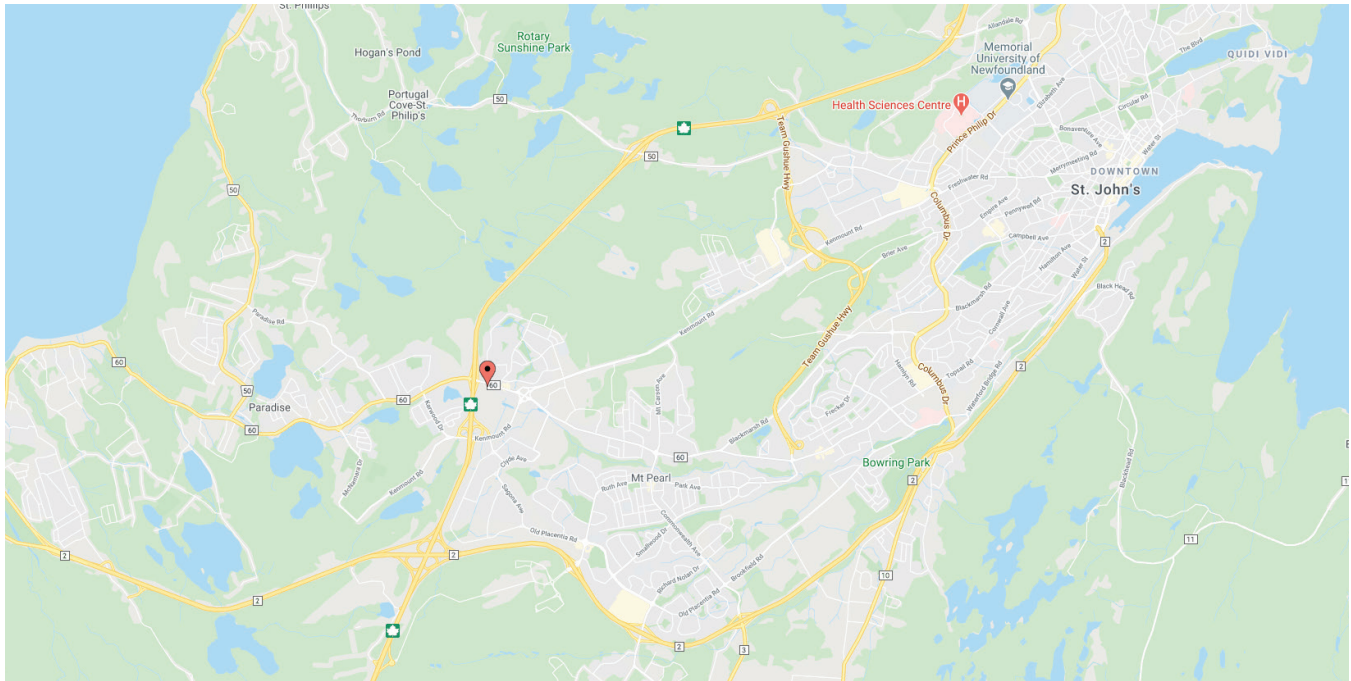
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1345 Topsail Road | Paradise, Newfoundland & Labrador



LISTING ID	30011
ADDRESS	1345 Topsail Road, Paradise, Newfoundland & Labrador
LOCATION	St. Anne's Industrial Park
ZONING	Industrial General (IG)
SIZE AVAILABLE	Warehouse: 17,103 sf Office: 700 sf Total: 17,803 sf
FLOOR LOCATION	Ground of 1
AVAILABILITY	March 1, 2021
PARKING	Free on-site paved surface parking
CEILING HEIGHT	Approximately 20'
LOADING	2 x grade level; 3 x dock level
YARD SPACE	Shared with the neighbouring tenant
WASHROOMS	Common washrooms
BASE RENT	\$10.00 psf (net)
ADDITIONAL RENT	CAM: \$2.10 psf Property Taxes: \$4.00 psf
HEAD LEASE EXPIRY	May 31, 2024



For more information please contact:

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