

# FOR SUBLEASE

SHOWROOM & WAREHOUSE SPACE



## 44 IBER ROAD, UNIT 2

5,987 Square Feet Available

FOR MORE INFORMATION CONTACT:



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# 44 IBER ROAD, UNIT 2



**LOCATION:** Located in the Iber Road Business park right off of Hazeldean near a major retail district. Convenient access to the 417 highway (Queensway) via Huntmar Drive. Rapidly expanding area with thriving surrounding community.

**ZONING:** IL[1559] zoning- Light Industrial

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# 44 IBER ROAD, UNIT 2

## 5,987 SF

SHOWROOM/  
WAREHOUSE  
SPACE

\$12.00/SF Net

\$9.35/SF Operating Costs

*(Includes Operating Costs, Property taxes,  
and all utilities)*



- Term of lease ends January 31<sup>st</sup>, 2020
- Attractive single-story showroom and light industrial building with excellent street frontage along Iber Road
- Just over 50% showroom and the remainder warehouse space
- Entire unit has open ceiling with 20 foot clearance
- Fully air conditioned throughout
- One (1) overhead drive in door
- Building and pylon signage opportunities



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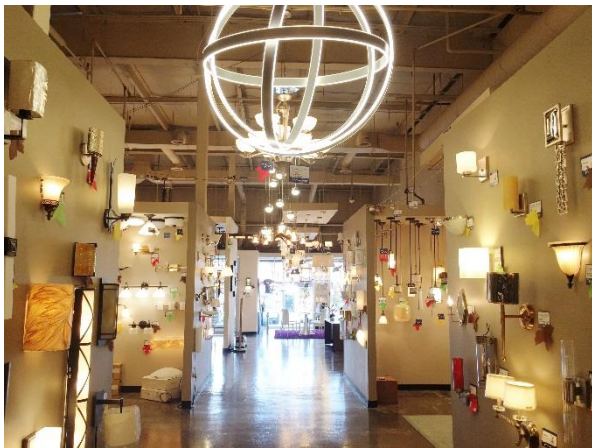
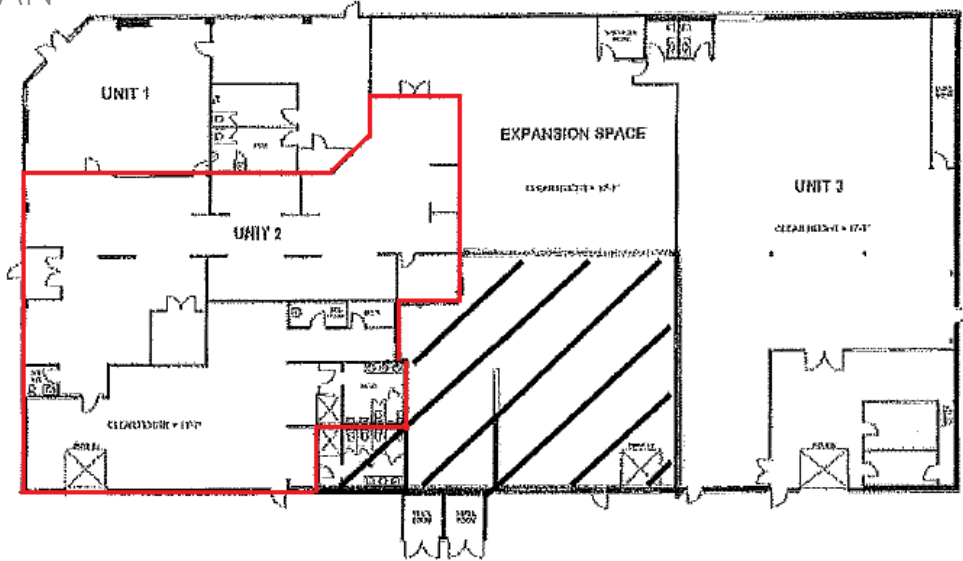


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# 44 IBER ROAD, UNIT 2

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## FLOOR PLAN



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