



## 1101 Polytek Street

12,793 SF of Industrial Space Available for Sublease

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\*Sales Representative

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Located close to Montreal Road and HWY 174.

	Warehouse: <b>10,293 SF</b> Office: <b>2,500 SF</b> Total: <b>12,793 SF</b>
	Zoning: <b>IL2H(14) (Light Industrial)</b>
	Loading Doors: <b>2 loading doors</b>  Clear Height: <b>28'</b>

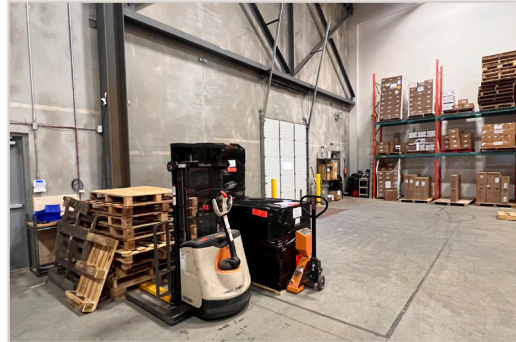
	Net Rent: <b>Contact Listing Agent</b>  Additional Rent: <b>\$5.63 PSF (2023)</b>
	Available: <b>January 1, 2024</b>  Term Expiry: <b>February 28, 2027</b>

## Building Highlights

- Office space includes 7 private offices, lunch room, boardroom and open concept space
- Lots of natural light throughout
- LED lights throughout warehouse space
- 5-minute drive to HWY 174

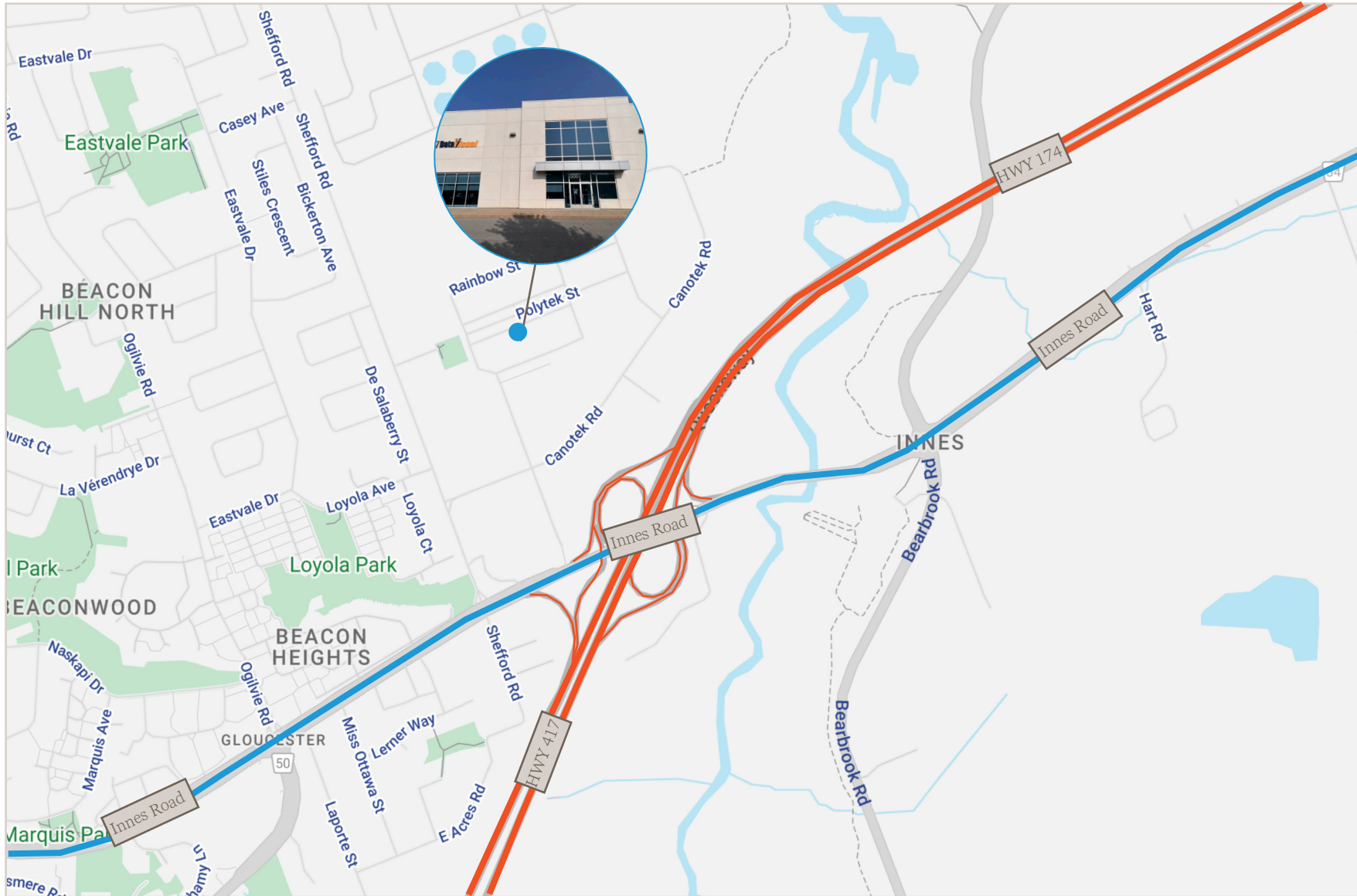
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## Photos



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## Location Map





## Lennard:

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