

	<b>200 Minto Rd #304</b> <b>Minto Ontario N0G 2P0</b> Minto Palmerston Wellington <b>SPIS: N</b> <b>Taxes: \$0.00 / 2022 / T.M.I.</b> <b>Legal:</b>	<b>List: \$0.67</b> <b>Sq Ft Net</b>  <b>For: Lease</b> <b>Last Status: New</b>  <b>DOM: 3</b>
	Industrial Industrial Condo Warehousing <b>Com Cndo Fee:</b> <b>Dir/Cross St: Minto Rd &amp; Main St</b>	<b>Occup: Vacant</b> <b>Freestanding: N</b> <b>SPIS: N</b> <b>Lse Term Mnths: 36/ 60</b> <b>Holdover: 90</b> <b>Franchise:</b>

<b>MLS#:</b> X5795929	<b>Sellers:</b> Kridak Business Junction Palmerston Inc.	<b>Contact After Exp:</b> N
<b>Possession Remarks:</b> Tbd		
<b>PIN#:</b>	<b>ARN#:</b>	

<b>Total Area:</b> 15,914 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> 15,914 Sq Ft <b>Retail Area:</b> <b>Apx Age:</b> New <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> M1-Industrial <b>Truck Level:</b> 0 <b>Grade Level:</b> 1: 15' x 12' <b>Drive-In:</b> 0 <b>Double Man:</b> 0 <b>Clear Height:</b> 24 0 <b>Sprinklers:</b> Y <b>Heat:</b> Radiant <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Feet Unit <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> San+Storm Avail <b>A/C:</b> N <b>Utilities:</b> A <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> N <b>Rail:</b> N <b>Crane:</b> N <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> No <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b>
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<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Stmt:</b>
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>-Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>-Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>=NetIncB4Debt:</b>
		<b>EstValueInv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>% Rent:</b>

**Client Remks:** Pre Construction Warehouse Space For Lease. Units Size Starting From Approx. 15840 Sqft. Part Of Multi-Use Commercial Development In Heart Of Southwestern Ontario. 24' Clear Height, 15'X12' Drive Indoor Loading Dock, Ample Parking. Additional Shared Lounge, Recreation Area, Conference Rooms & Outdoor Sitting Area. M1 Zoning Wide Range Of Uses. High Growth Area, Proximity To Major Cities & Great Lakes. Great Deal Fr Investors: Low Cost Of Ownership & Good Roi.

**Extras:** Summer 2023 Occupancy, Multiple Residential Developments Planned And Happening Nearby. Taxes Have Not Yet Been Assessed. This Is A Monthly Lease Rate.

**Brkage Remks:** Please Contact La For More Information. Tenant To Do His Own Due Diligence To Verify All Information. All Commission Fees Will Be Paid Upon Both Completion Of The Transaction And Collection From The Vendor. Use Disclosure. Please Give 4 Days Irrevocable.

WORLD CLASS REALTY POINT, BROKERAGE Ph: 416-444-7653 Fax: 416-987-5955 55 Lebovic Ave #c115 Toronto M1L0H2 SHIVANI SHIROMANY, Broker 647-818-8324		
<b>Contract Date:</b> 10/14/2022	<b>Condition:</b>	<b>Ad:</b> N
<b>Expiry Date:</b> 4/21/2024	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 10/17/2022	<b>CB Comm:</b> 6% On 1st & 1.75% For Remaining Yrs Net	<b>Original:</b> \$0.67

	<b>200 Minto Rd #303</b> <b>Minto Ontario N0G 2P0</b> Minto Palmerston Wellington <b>SPIS: N</b> <b>Taxes: \$0.00 / 2022 / T.M.I.</b> <b>Legal:</b>	<b>List: \$0.67</b> <b>Sq Ft Net</b>  <b>For: Lease</b> <b>Last Status: New</b>  <b>DOM: 3</b>
	Industrial Industrial Condo Warehousing <b>Com Cndo Fee:</b> <b>Dir/Cross St: Minto Rd &amp; Main St</b>	<b>Occup: Vacant</b> <b>Freestanding: N</b> <b>SPIS: N</b> <b>Lse Term Mnths: 36/ 60</b> <b>Holdover: 90</b> <b>Franchise:</b>

**MLS#:** X5795931      **Sellers:** Kridak Business Junction Palmerston Inc.      **Contact After Exp:** N  
**Possession Remarks:** Tbd  
**PIN#:**      **ARN#:**

<b>Total Area:</b> 15,841 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> 15,841 Sq Ft <b>Retail Area:</b> <b>Apx Age:</b> New <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> M1-Industrial <b>Truck Level:</b> 0 <b>Grade Level:</b> 1: 15' x 12' <b>Drive-In:</b> 0 <b>Double Man:</b> 0 <b>Clear Height:</b> 24 0 <b>Sprinklers:</b> Y <b>Heat:</b> Radiant <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Feet Unit <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> San+Storm Avail <b>A/C:</b> N <b>Utilities:</b> A <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> N <b>Rail:</b> N <b>Crane:</b> N <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> No <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b>
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<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> <b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>	<b>Heat:</b> <b>Hydro:</b> <b>Water:</b> <b>Other:</b>	<b>For Year:</b> <b>Gross Inc/Sales:</b> <b>-Vacancy Allow:</b> <b>-Operating Exp:</b> <b>=NetIncB4Debt:</b>	<b>Financial Stmt:</b> <b>EstValueInv At Cost:</b> <b>Com Area Upcharge:</b> <b>% Rent:</b>
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**Client Remks:** Pre Construction Warehouse Space For Lease. Units Size Starting From Approx. 15840 Sqft. Part Of Multi-Use Commercial Development In Heart Of Southwestern Ontario. 24' Clear Height, 15'X12' Drive In Level Loading Dock, Ample Parking. Additional Shared Lounge, Recreation Area, Conference Rooms & Outdoor Sitting Area. M1 Zoning Wide Range Of Uses. High Growth Area, Proximity To Major Cities & Great Lakes. Great Deal Fr Investors: Low Cost Of Ownership & Good Roi.

**Extras:** Summer 2023 Occupancy, Multiple Residential Developments Planned And Happening Nearby. Taxes Have Not Yet Been Assessed. This Is A Monthly Lease Rate.

**Brkage Remks:** Please Contact La For More Information. Tenant To Do His Own Due Diligence To Verify All Information. All Commission Fees Will Be Paid Upon Both Completion Of The Transaction And Collection From The Vendor. Use Disclosure. Please Give 4 Days Irrevocable.

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 55 Lebovic Ave #c115 Toronto M1L0H2  
 SHIVANI SHIROMANY, Broker 647-818-8324  
**Contract Date:** 10/14/2022      **Condition:**      **Ad: N**  
**Expiry Date:** 4/21/2024      **Cond Expiry:**      **Escape:**  
**Last Update:** 10/17/2022      **CB Comm:** 6% On 1st & 1.75% For Remaining Yrs Net      **Original:** \$0.67

	<b>200 Minto Rd #301</b> <b>Minto Ontario N0G 2P0</b> Minto Palmerston Wellington <b>SPIS: N</b> <b>Taxes: \$0.00 / 2022 / T.M.I.</b> <b>Legal:</b>	<b>List: \$8.00</b> <b>Sq Ft Net</b> <b>For: Lease</b> <b>Last Status: New</b> <b>DOM: 3</b>
	Industrial Industrial Condo Warehousing <b>Com Cndo Fee:</b> <b>Dir/Cross St: Minto Rd &amp; Main St</b>	<b>Occup: Vacant</b> <b>Freestanding: N</b> <b>SPIS: N</b> <b>Lse Term Mnths: 36/ 60</b> <b>Holdover: 90</b> <b>Franchise:</b>

**MLS#: X5795804**      **Sellers: Kridak Business Junction Palmerston Inc.**      **Contact After Exp: N**  
**Possession Remarks: Vacant**  
**PIN#: \_\_\_\_\_ ARN#: \_\_\_\_\_**

<b>Total Area:</b> 15,914 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> 15,914 Sq Ft <b>Retail Area:</b> <b>Apx Age:</b> New <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> M1-Industrial <b>Truck Level:</b> 0 <b>Grade Level:</b> 1: 15' x 12' <b>Drive-In:</b> 0 <b>Double Man:</b> 0 <b>Clear Height:</b> 24 0 <b>Sprinklers:</b> Y <b>Heat:</b> Radiant <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Feet Unit <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> San+Storm Avail <b>A/C:</b> N <b>Utilities:</b> A <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> N <b>Rail:</b> N <b>Crane:</b> N <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> No <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b>
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<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> <b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>	<b>Heat:</b> <b>Hydro:</b> <b>Water:</b> <b>Other:</b>	<b>For Year:</b> <b>Gross Inc/Sales:</b> <b>-Vacancy Allow:</b> <b>-Operating Exp:</b> <b>=NetIncB4Debt:</b>	<b>Financial Stmt:</b> <b>EstValueInv At Cost:</b> <b>Com Area Upcharge:</b> <b>% Rent:</b>
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**Client Remks:** Pre Construction Warehouse Space For Lease. Units Size Starting From Approx. 15840 Sqft. Part Of Multi-Use Commercial Development In Heart Of Southwestern Ontario. 24' Clear Height, 15'X12' Drive In Level Loading Dock, Ample Parking. Additional Shared Lounge, Recreation Area, Conference Rooms & Outdoor Sitting Area. M1 Zoning Wide Range Of Uses. High Growth Area, Proximity To Major Cities & Great Lakes. Great Deal Fr Investors: Low Cost Of Ownership & Good Roi.

**Extras:** Summer 2023 Occupancy, Multiple Residential Developments Planned And Happening Nearby. Taxes Have Not Yet Been Assessed. This Is A Yearly Lease Rate.

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 55 Lebovic Ave #c115 Toronto M1L0H2  
 SHIVANI SHIROMANY, Broker 647-818-8324  
**Contract Date:** 10/14/2022      **Condition:**      **Ad: N**  
**Expiry Date:** 4/21/2024      **Cond Expiry:**      **Escape:**  
**Last Update:** 10/17/2022      **CB Comm:** 6% On 1st & 1.75% For Remaining Yrs Net      **Original:** \$8.00

	<b>200 Minto Rd #302</b> <b>Minto Ontario N0G 2P0</b> Minto Palmerston Wellington <b>SPIS: N</b> <b>Taxes: \$0.00 / 2022 / T.M.I.</b> <b>Legal:</b>	<b>List: \$8.00</b> <b>Per Sq Ft</b> <b>For: Lease</b> <b>Last Status: New</b> <b>DOM: 3</b>
	Industrial Industrial Condo Warehousing <b>Com Cndo Fee:</b> <b>Dir/Cross St: Minto Rd &amp; Main St</b>	<b>Occup: Vacant</b> <b>Freestanding: N</b> <b>SPIS: N</b> <b>Lse Term Mnths: 36/ 60</b> <b>Holdover: 90</b> <b>Franchise:</b>

**MLS#:** X5795930      **Sellers:** Kridak Business Junction Palmerston Inc.      **Contact After Exp:** N  
**Possession Remarks:** Tbd  
**PIN#:**      **ARN#:**

<b>Total Area:</b> 15,841 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> 15,841 Sq Ft <b>Retail Area:</b> <b>Apx Age:</b> New <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> M1-Industrial <b>Truck Level:</b> 0 <b>Grade Level:</b> 1: 15' x 12' <b>Drive-In:</b> 0 <b>Double Man:</b> 0 <b>Clear Height:</b> 24 0 <b>Sprinklers:</b> Y <b>Heat:</b> Radiant <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Feet Unit <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> San+Storm Avail <b>A/C:</b> N <b>Utilities:</b> A <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> N <b>Rail:</b> N <b>Crane:</b> N <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> No <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b>
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<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> <b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>	<b>Heat:</b> <b>Hydro:</b> <b>Water:</b> <b>Other:</b>	<b>For Year:</b> <b>Gross Inc/Sales:</b> <b>-Vacancy Allow:</b> <b>-Operating Exp:</b> <b>=NetIncB4Debt:</b>	<b>Financial Stmt:</b> <b>EstValueInv At Cost:</b> <b>Com Area Upcharge:</b> <b>% Rent:</b>
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**Client Remks:** Pre Construction Warehouse Space For Lease. Units Size Starting From Approx. 15840 Sqft. Part Of Multi-Use Commercial Development In Heart Of Southwestern Ontario. 24' Clear Height, 15'X12' Drive In Level Loading Dock, Ample Parking. Additional Shared Lounge, Recreation Area, Conference Rooms & Outdoor Sitting Area. M1 Zoning Wide Range Of Uses. High Growth Area, Proximity To Major Cities & Great Lakes. Great Deal Fr Investors: Low Cost Of Ownership & Good Roi.

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**Contract Date:** 10/14/2022      **Condition:**      **Ad: N**  
**Expiry Date:** 4/21/2024      **Cond Expiry:**      **Escape:**  
**Last Update:** 10/17/2022      **CB Comm:** 6% On 1st & 1.75% For Remaining Yrs Net      **Original:** \$8.00