

Leasing opportunities

100 STROWGER BLVD BROCKVILLE, ON



CONTACT

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INDUSTRIAL WAREHOUSE BUILDING 448,000 SQUARE FEET

PROPERTY OVERVIEW

Unique opportunity to acquire a meticulously maintained, class "A" industrial building with strong Tenancies and high level mechanical, power and HVAC capabilities. 100 Strowger Boulevard is located on the 401 and 416 corridor with a direct line of transportation to Ottawa, Montreal and Toronto.

This is a former Nortel building and has employed the same Director of Facilities throughout ownership. High level maintenance and repair standards have continued. Evidence of this is throughout and supported by detailed records, with over \$20M in building upgrades in the last few years.

This building has a limited vacancy history and is well positioned mechanically to receive future Tenancy prospects of all types. Further development upside exists with a land area of 48.8 acres.

BUILDING FEATURES

- + Meticulously maintained building with documented maintenance program
- + Pest control system in place
- + Computer controlled heating and air-conditioning (DDC) energy management system
- + Building is equipped with sprinkler system for fire protection
- + Fire protection system is monitored 24/7 by Falcon Security online (24/7) with Brockville Fire Department using a wireless communication system
- + Back-up generator and two pumps on line as backup
- + Back-up water storage tanks (500,000 gallons capacity)
- + 58 HVAC units
- + Reduced Hydro costs, based on building class and efficiency
- + Direct access to Rail cargo line; rail spur to building could be re-instated



PROPERTY DETAILS

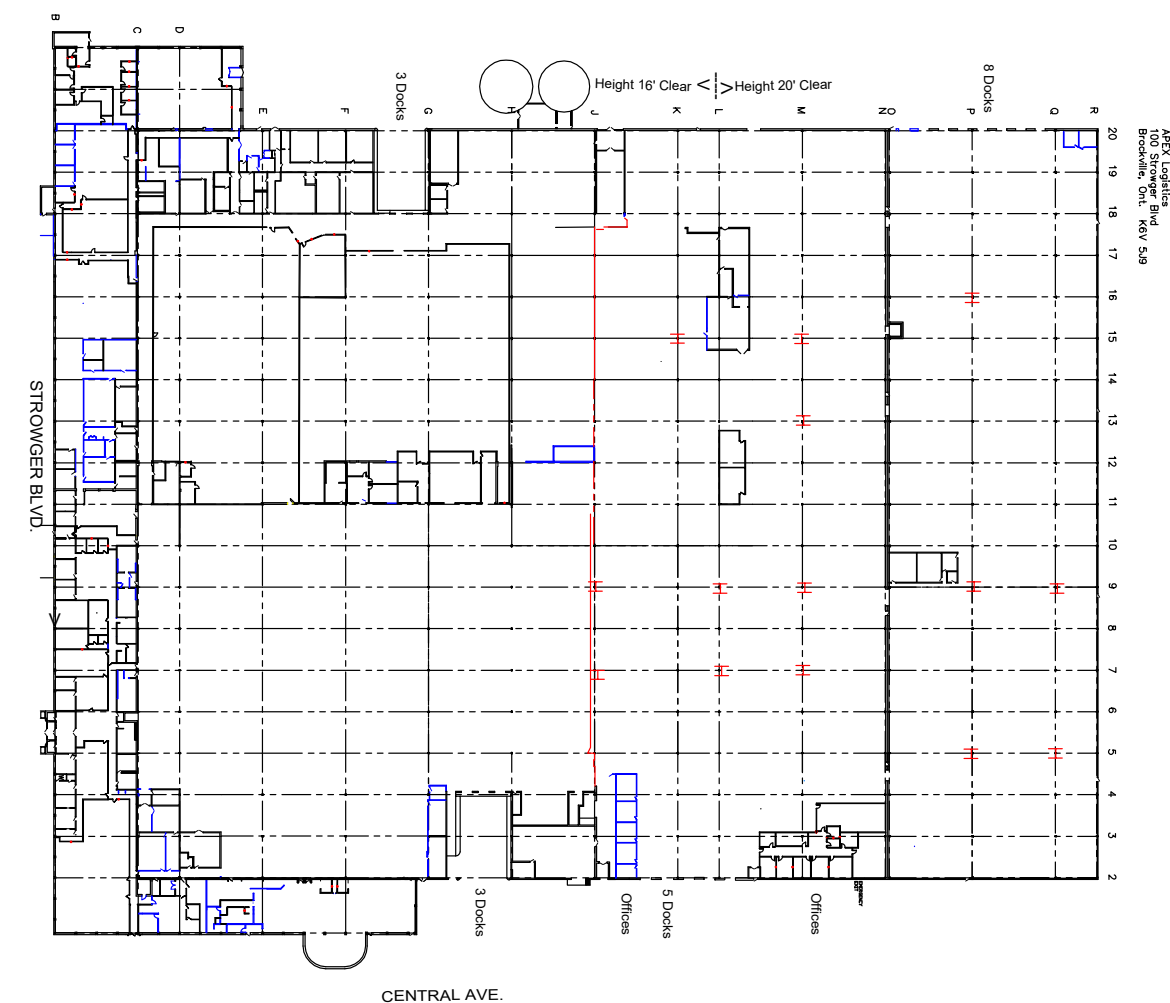
Total Building Size	448,000 sq. ft.
Office Area	75,000 sq. ft.
Warehouse Area	373,000 sq. ft.
Land Area	48.8 acres
Power	11,650 KVA (two transformers; 5,000 KVA, 6,650 KVA)
Dock Doors	19

BUILDING DETAILS

- + Building was formerly owned by Nortel
- + Handicap access (north, east, south entrance)
- + Equipped with 14 surveillance cameras and DVR
- + Computerized access control system for tenants in the building
- + Over \$20 Million spent over the last few years for building upgrade including new roof, new boilers, new air conditioners, new portable water lines, new guard house and new docks
- + 3 gated entrances controlled by main guard house on site
- + On-site Management

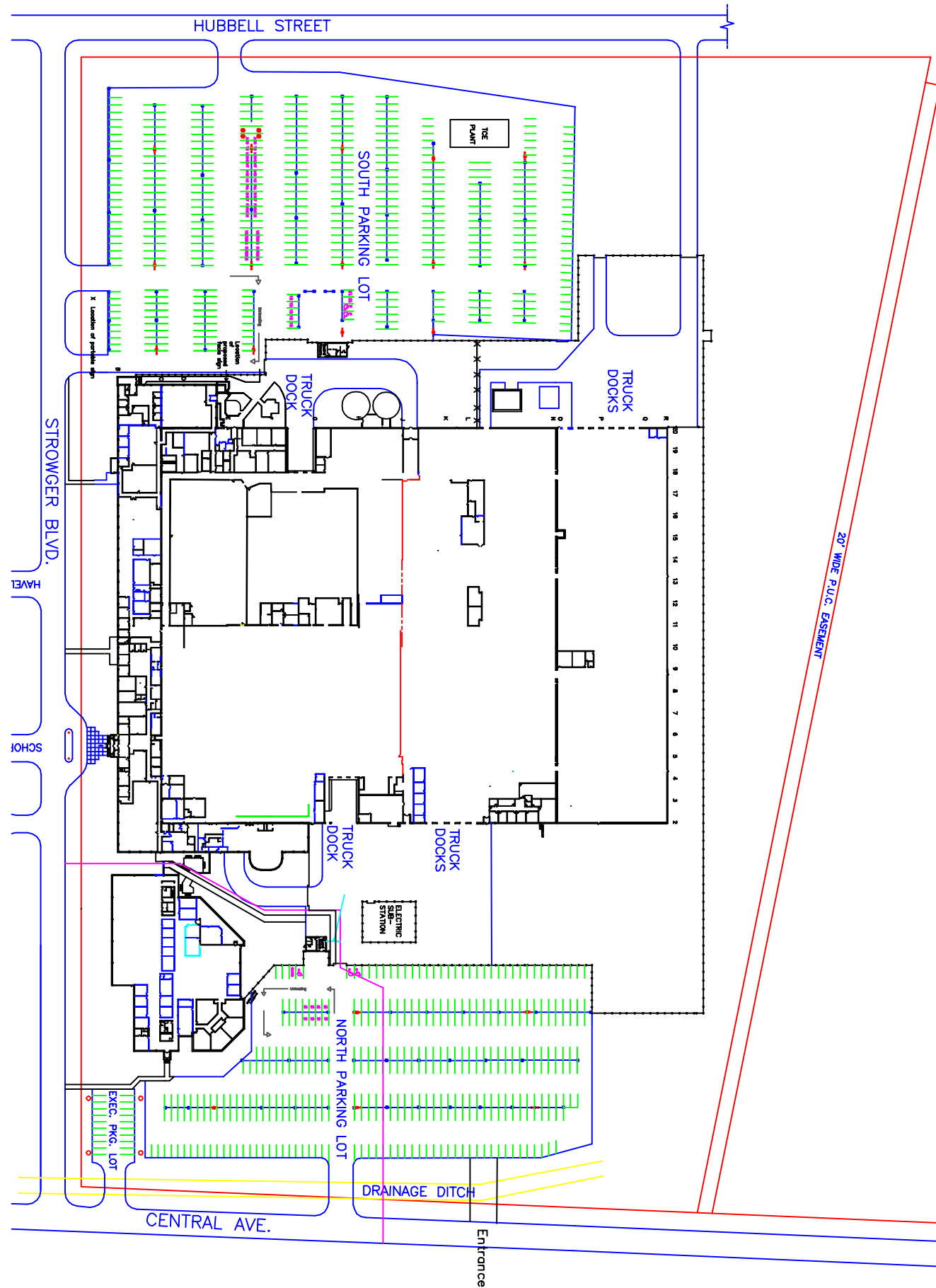
LAYOUT

100 STROWGER BOULEVARD, BROCKVILLE, ONTARIO





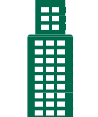


SITE PLAN

100 STROWGER BOULEVARD, BROCKVILLE, ONTARIO



BROCKVILLE

 POPULATION 22,000	STRONG FOCUS ON TOURISM	 5 GAS STATIONS
OTTAWA DRIVE TIME 1 HOURS 05 MINS 114 KM / 71 MILES	OGDENSBURG 35 MINS 35 KM / 22 MILES	 5 BANKS
		 20 RESTAURANTS & COFFEE SHOPS
		 10 HOTELS

AMENITIES WITHIN 5KM RADIUS



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