



SHERIFF
CORPORATION

44,325 SF INDUSTRIAL SPACE
PRIME OAKVILLE LOCATION

FOR LEASE



2323 Winston Park Drive (Unit 4) offers NEW 44,325sf industrial space in sought after Winston Business Park.

- 30' clear height
- Future second floor of 4,682sf for total of 48,953sf
- Multiple truck level docks and drive-in doors
- Minutes from QEW, Hwy 403 and Hwy 407

2323 WINSTON PARK DRIVE - UNIT 4, OAKVILLE

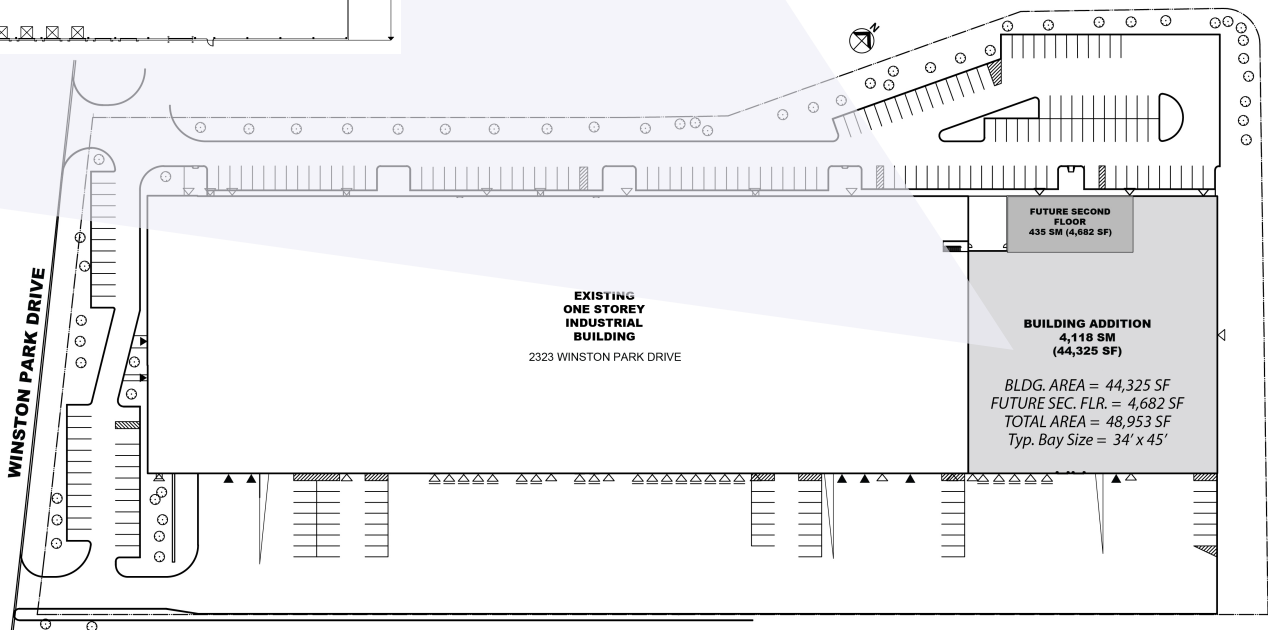
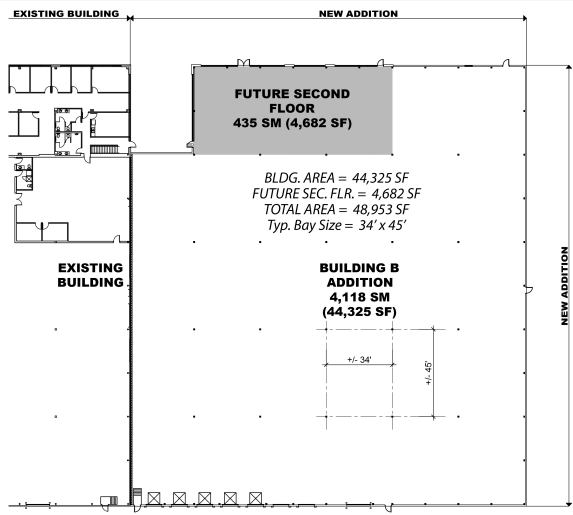
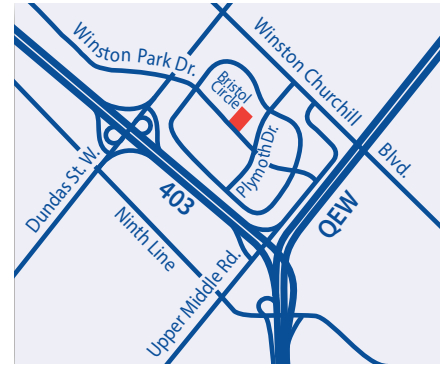


Gottardo Group of Companies
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BUILDING SPECIFICATIONS

- Building Addition Area: 44,325 sq.ft (future second floor of 4,682sf for total of 48,953sf)
- Landscaping: Professionally designed & maintained
- Asphalt: Heavy duty (truck loading and driveway areas), Light duty (car parking areas)
- Building Signage: Individual tenant signage (architecturally controlled)
- Clear Heights: 30'-0" to underside of structural steel
- Typical Bay Size: Approx.. 34' x 45'
- Exterior Building Envelope: Architectural Precast (white) / Metal Siding (white) / Curtain wall Glazing (grey tint)
- Concrete Slab On Grade: Standard 150mm (6") concrete slab on grade reinforced with welded wire mesh
- Roofing: Standard white TPO roofing system (R30)
- Shipping: Five (5) 8' x 10' insulated steel sectional doors with 30,000 lbs. mechanical dock levelers, one (1) 12' x 14' insulated steel sectional drive-in door. All doors are manually operated.

- Fire Protection: Full Sprinklers Throughout - ESFR system
- Plumbing: Underground storm lines, roof drains, rain water leaders, sanitary/water capped connections for future use.
- HVAC: Gas fired unit heaters
- Electrical power: 400 Amp @ 600/347, 3 phase - sub-service
- Lighting: 2' x 2' LED lighting throughout - 30ft candles
- Telecommunication: Provide one (1) 1 1/2" diameter empty communication conduit located beside sub-service which will run back to the main electrical room



BROKERS PROTECTED.
Specifications, floor plan/s & site plan are subject to change without notice. E.&O.E.



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