

REDUCED PRICE

**FOR SALE**

**BUILDING SIZE:** 18,991 sq. ft.

**OFFICE SPACE:** 2,112 sq. ft.

**LOT SIZE:** 0.94 Acres

**ZONING:** M-3 Industrial (Outside Storage Permitted)

**PROPERTY TAXES:** \$35,349.12 (2013)

**SALE PRICE:** ~~\$1,650,000~~ **\$1,500,000**

**FREESTANDING  
CRANED FACILITY**

**130 SHEARSON CRESCENT, CAMBRIDGE, ON**



**FOR MORE INFORMATION PLEASE CONTACT**

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# FREESTANDING CRANED FACILITY

130 SHEARSON CRESCENT, CAMBRIDGE, ON

## PROPERTY DETAILS

Building Size:	18,991 sq. ft.
Office Space:	2,112 sq. ft.
Built (Additions):	'89 ('92,'98, '07)
Drive-in Loading:	1 – 12' x 14' 2 – 10' x 10'
Cranes:	1 – 25 Tonne 1 – 10 Tonne 1 – 5 Tonne
Bay Size:	30' x 25' Front Bay 50' x 22' Rear Bay
Power:	600V/400A
Ceiling Height:	19' – 22.5' Front Bay 23' – 29.5' Rear Bay
Property Taxes:	\$35,349.12 (2013)

**Sale Price:**  
~~\$1,650,000~~  
**\$1,500,000**

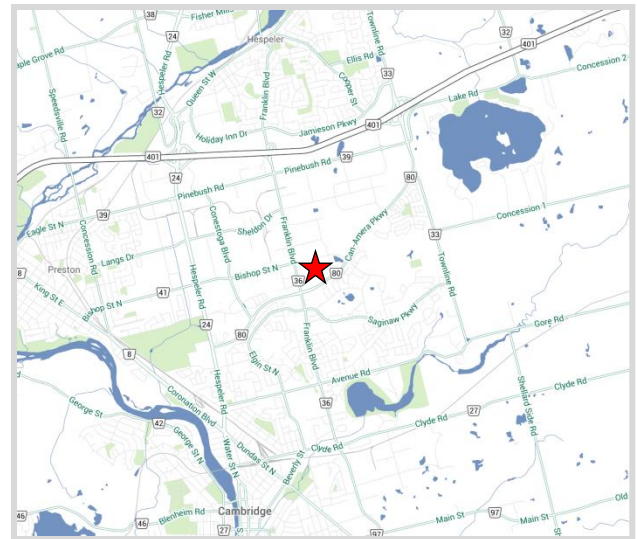
## BUILDING FEATURES

- :: Clean modern facility
- :: Multiple overhead cranes
- :: Well finished office space
- :: High ceiling heights
- :: Close proximity to Highway 401 & Can-Am Parkway

## INTERIOR



## LOCATION



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