

# AVAILABLE SPACE

## TUXEDO BUSINESS PARK

### Building Fifteen

Multi Tenant Flex Space  
up to 60,000 s.f.  
Dock/Grade Loading  
20' Clear Height  
Available: Summer 2019



## TUXEDO BUSINESS CENTRE

ACROSS FROM  
IKEA RETAIL SITE!

**Pre-Leasing**  
3,000 - 24,000 s.f.  
Traffic count: 90,000 cars/day  
Corner of Kenaston &  
Sterling Lyon  
Available: TBD



## THE WATERS BUSINESS PARK

### Building W2 **Pre-Leasing**

Multi Tenant Flex Space  
6,000 - 45,000 s.f.  
Dock Loading  
20' Clear Height  
Available: TBD



## TERRACON DEVELOPMENT LTD.



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# THE WATERS BUSINESS PARK



**MULTI-TENANT FLEX SPACE FOR LEASE**



## BUILDING W-2 - BUILD TO SUIT

<b>Area Available:</b>	6,000 - 45,000 sf
<b>Lease Rate:</b>	TBD
<b>Loading Area:</b>	Dock & Grade
<b>Clear Height:</b>	20'
<b>Zoning:</b>	MMU
<b>Compound Area:</b>	Available
<b>Parking Stalls:</b>	2 per 1,000 sf
<b>Available:</b>	TBD



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### Base Building Specifications

#### Exterior

- Insulated pre-cast for rear of building
- Steel stud or pre-cast for front & sides
- Abundance of windows providing plenty of natural light

#### Interior

- Typical bay size: 30 x 100'
- 20' Clear
- 6" Reinforced concrete floor

#### Landscaping

- Common areas extensively landscaped with grass, fountains, lakes and trees.

#### Roof

- R-20 insulated

#### Parking

- 2 per 1,000 sf of leased area
- Additional parking available

#### Loading Area

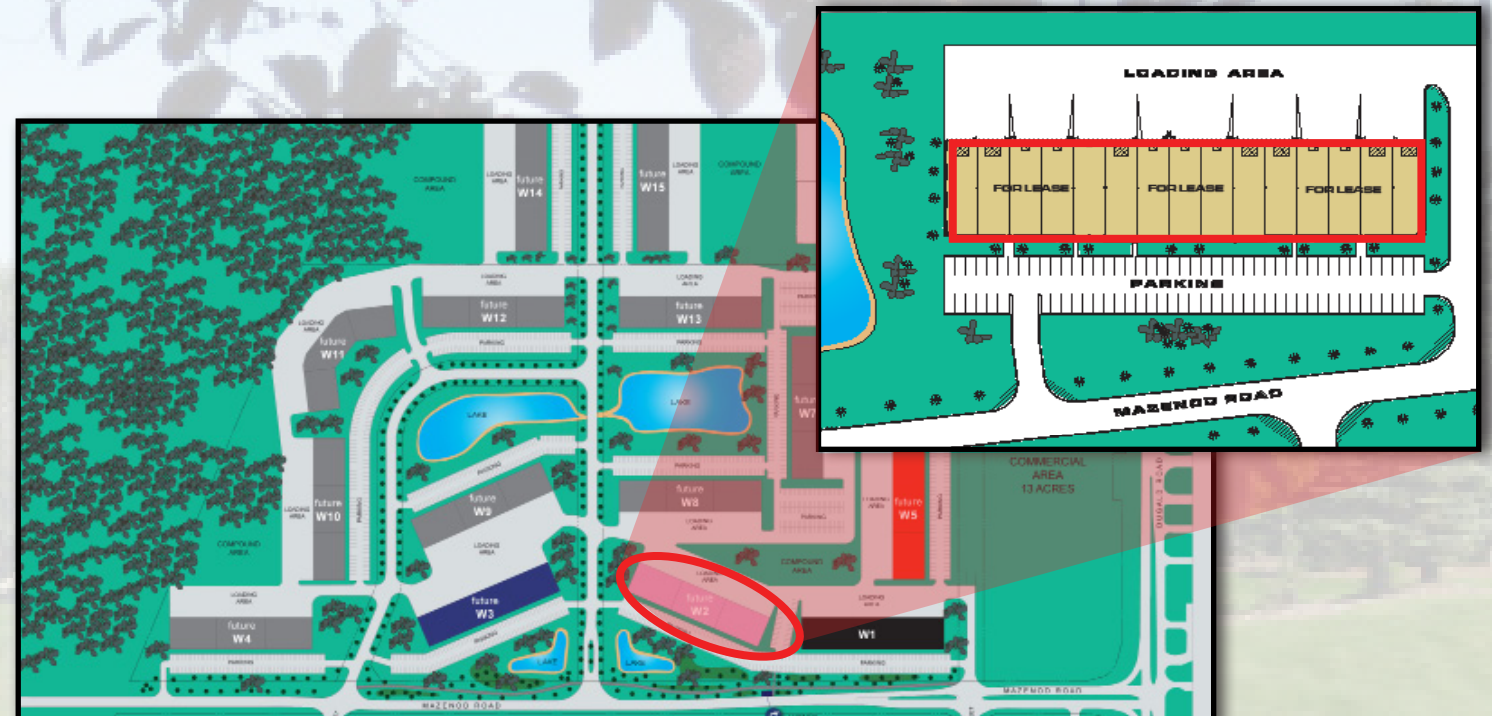
- 100' deep, heavy duty asphalt
- Compound space available

#### Doors

- Grade level (14' x 16') and/or Dock level (8' x 10') can be provided

#### Electrical service

- 347/600V, 100 amps, 3 phase 4 wire, 3 phase 40 amp transformer with 120/208 service, 100 amps and 3 phase panel, Tenant to distribute from panel(s)



**Front Area**



**Base Building Interior**



**Loading with Glass Panels**



**Loading Area with Doors**

### Building W-2

- Frontage onto Mazenod Road and views of lake
- Brand new construction
- Compound Area available

### The Waters Business Park

- Beautifully landscaped with extensive green space, ponds, and picnic tables
- Bus service with heated shelter
- Minutes away from restaurants and retail at Regent & Lagimodiere

