

# Industrial Land and Warehouse

## 650 Harold Crescent

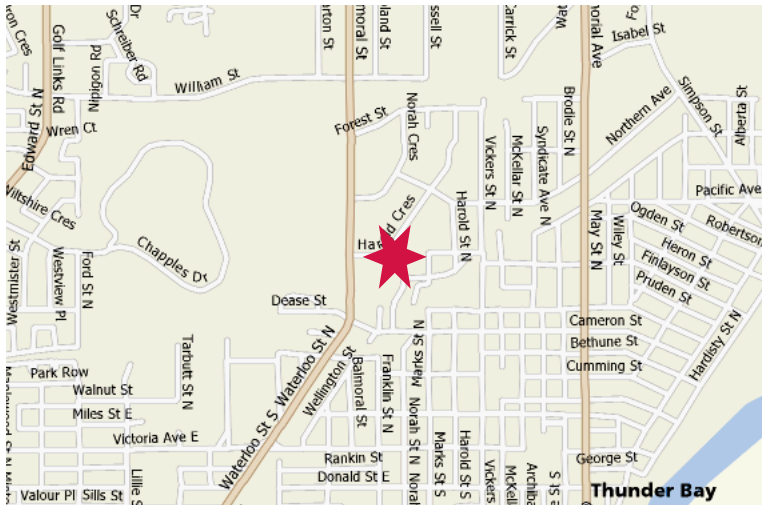
Thunder Bay, Ontario



**For Sale**  
**\$1,650,000.00**

### Property Highlights

<b>Land:</b>	4.12 Acres
<b>Building Main:</b>	88,897 s.f. (warehouse)
<b>Second Floor:</b>	3,741 s.f. (office space)
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<b>Total Building:</b>	<b>92,600 s.f.</b>
<b>Zoning:</b>	LIP (Light Industrial Park)
<b>Effective Age:</b>	25-40 years
<b>Construction:</b>	Masonry and Steel Frame (Brick, Block and Metal)
<b>No of Docks:</b>	8
<b>Ceiling Height:</b>	To be verified
<b>Improvements:</b>	New Dry Sprinkler System
<b>Occupancy:</b>	30 days
<b>Electrical:</b>	1200A, 600V
<b>Realty Tax (2007):</b>	\$57,286.41
<b>Tax Assessed Value:</b>	\$2,017,000.00
<b>Highest and Best Use:</b>	Storage & Distribution



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

### contact information:

**Mario Rumengan**  
Sales Representative

tel 905 629 7001 ext 261  
fax 905 629 7002

**NAIC Realty Inc. - Brokerage**  
5160 Explorer Drive, Suite 17  
Mississauga, ON L4W 4T7  
[www.naicommercial.ca](http://www.naicommercial.ca)

**NAI Commercial**

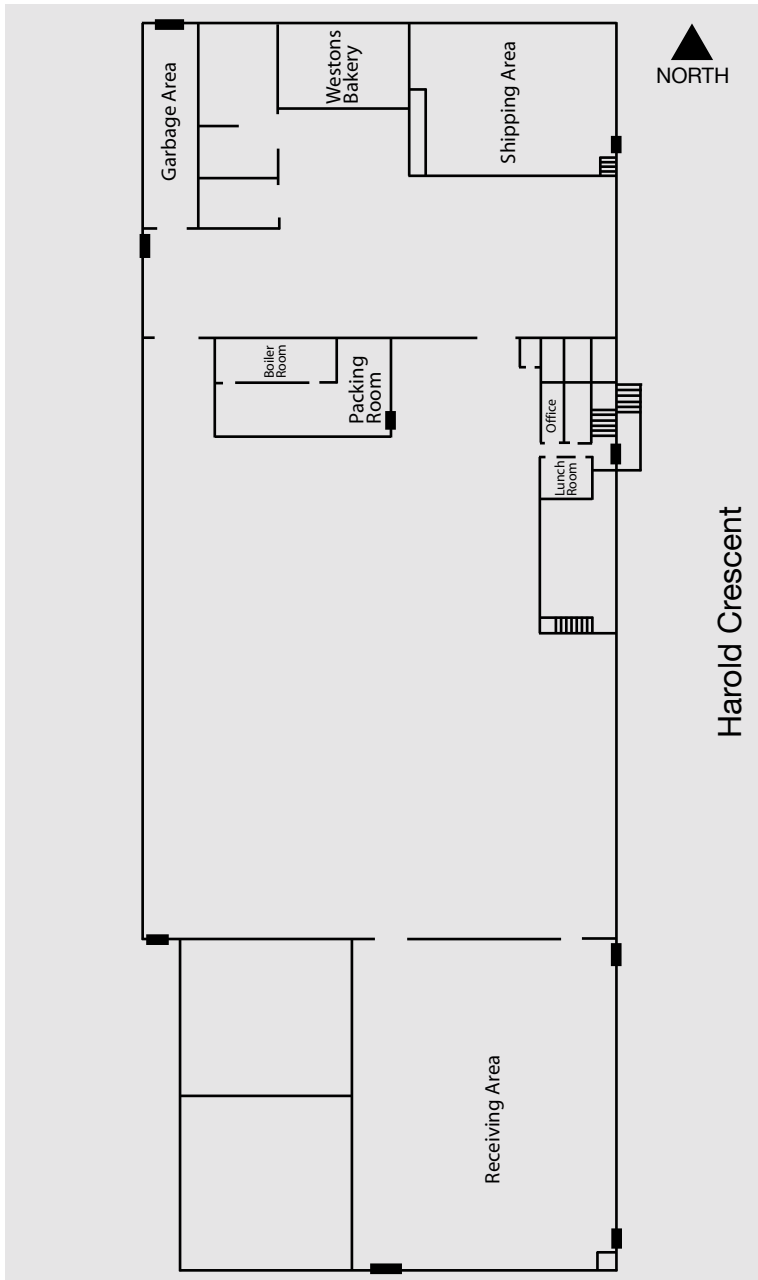
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# Floor Plan

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### Additional Information

#### Description:

The building is elevated 4' above grade, with 8 dock doors of various configuration. Built in two periods reported as 1956 and 1979, the building is divided into 3 warehouse areas, namely, the 2-stage main building which includes the shipping area and related areas at the north end and the storage warehouse at the buildings mid-point. The balance of the building was previously occupied by a built in cooler and freezer with a receiving area. The CN Railway abuts the property. The building is vacant.

### Thunder Bay Information

**Population:** 109,106

**Accessibility:** Served by both major railways (Canadian National Railway & Canada Pacific Railway)

**Distance:** Toronto 1,387 km,  
Minneapolis 545km

**Port of Thunder Bay:** New investment of \$1,000,000 in grain handling facilities handled shipments of pulp to overseas markets. Over 7 million tonnes of cargo pass through the port annually.

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