

**SLEMON PARK
CORPORATION**

AVAILABLE SPACE

Building 48, 10-14 Oakwood Avenue
Slemon Park, Prince Edward Island, Canada

Concept Drawing Only

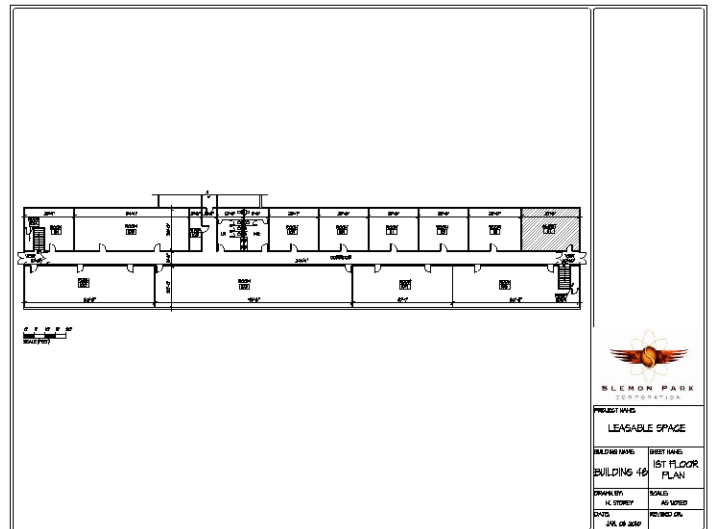


Actual Exterior



- High speed fibre optic service available
- Lighting System – fluorescent
- Sprinkler System – No
- Ample parking
- Easy access to highway

- **TOTAL COMMERCIAL SPACE IS APPROX 53,000 SQ.FT. PRIME B OFFICE SPACE AVAILABLE IS approx 15,000 SQ.FT.**
- 1.2 acre lot, wood framed with steel clad structure
- First floor space is approximately 11,000 square feet designed as office/classroom space with washrooms that was renovated in 2009. This section has electric heat.
- Second floor space is approximately 4000 square feet with washrooms, two offices, lunch room and open concept production area. This area has air conditioning and base board heat.
- Direct access to second floor space is available from first floor area.
- Building has three-phase power 400amp/ 208 volt, heat and water/sewer services.



FOR FURTHER INFORMATION, PLEASE CONTACT:

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