



AVAILABLE



Location: 200 "A" Wright Ave

Description: **Previous Acadian Ambulance Depot**

Office Warehouse	<u>+/-28,630 SF</u>
Office	+/- 19130 SF
Warehouse	+/- 9,500 SF

Land: +/- 3 Acres with an abundance of parking, fenced, security lights

Class B office space

Second floor: Executive suite (5 offices) with a large open training room with seating capacity of +/- 50. Two bunk rooms with a large leisure room, along with restrooms and shower facility.

First Floor: General Office area, multiple offices with general storage area and dispatch area. Working Cargo Elevator

Warehouse: +/- 9,500 SF with 18' eave height, two overhead doors with access to the office dispatch area

Zoned: Zoned C-2 Commercial (To be verified)

Lease Rate: **\$9000 NNN (Net charges \$3.50/SF)**

To Show: Appointments Only



COMMERCIAL REAL ESTATE SERVICES

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819

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