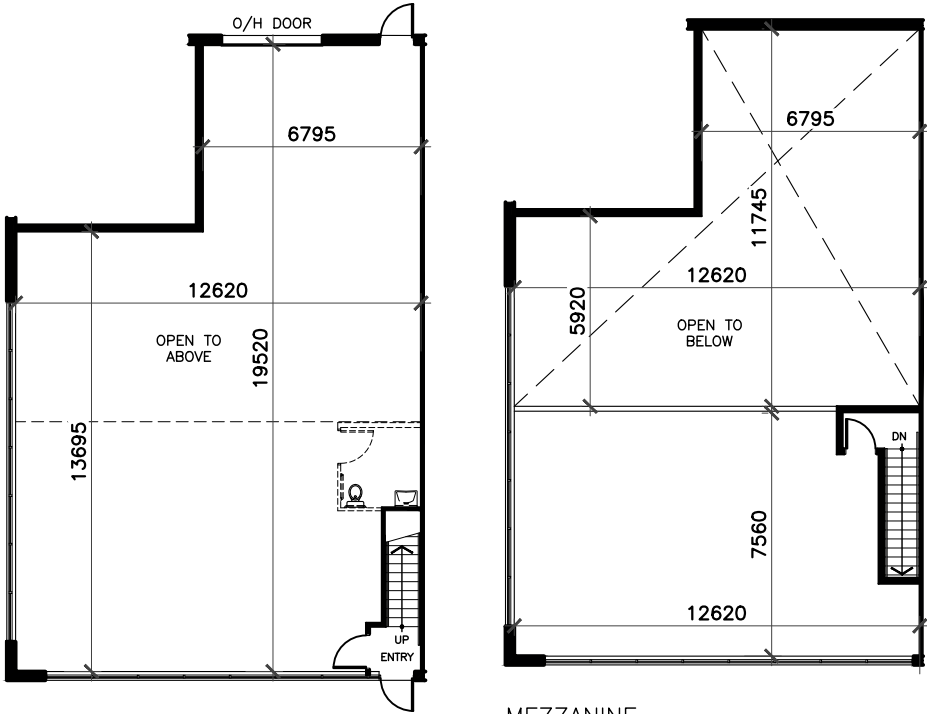




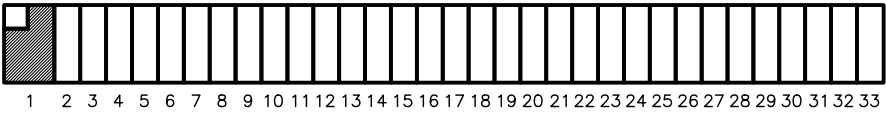
Front Unit



GROUND FLOOR

MEZZANINE

Location	8066 Oakwood Drive, Niagara Falls
Unit Number	A1
Ground Floor Area	223.7 SQM (2,407 SF)
Mezzanine Floor Area	104.7 SQM (1,127 SF)
Total Unit Area	328.4 SQM (3,534 SF)



Clear Height	21' Clear Ceiling Height*
	*except of areas below mezzanine
Shipping	12'x13' (Approx.) O/H Door
Zoning	Prestige Industrial (PI Zone)
Power	100 AMP, 600 Volt 3 Phase 3 Wire Electrical Service
Possession	2027