



9131
KEELE STREET

90
JACOB KEFFER

Vaughan, Ontario

TWO OUTSTANDING BUILDINGS ONE PREMIER LOCATION

Melrose Investments continues its tradition of offering the finest collection of signature properties.

9131 Keele Street and 90 Jacob Keffer are the latest examples of this impressive lineage of outstanding warehousing and light manufacturing facilities.

Refined architectural design is the hallmark of these contemporary buildings, swathed in sleek applications of pre-cast along with generous applications of mirrored reflective glass.

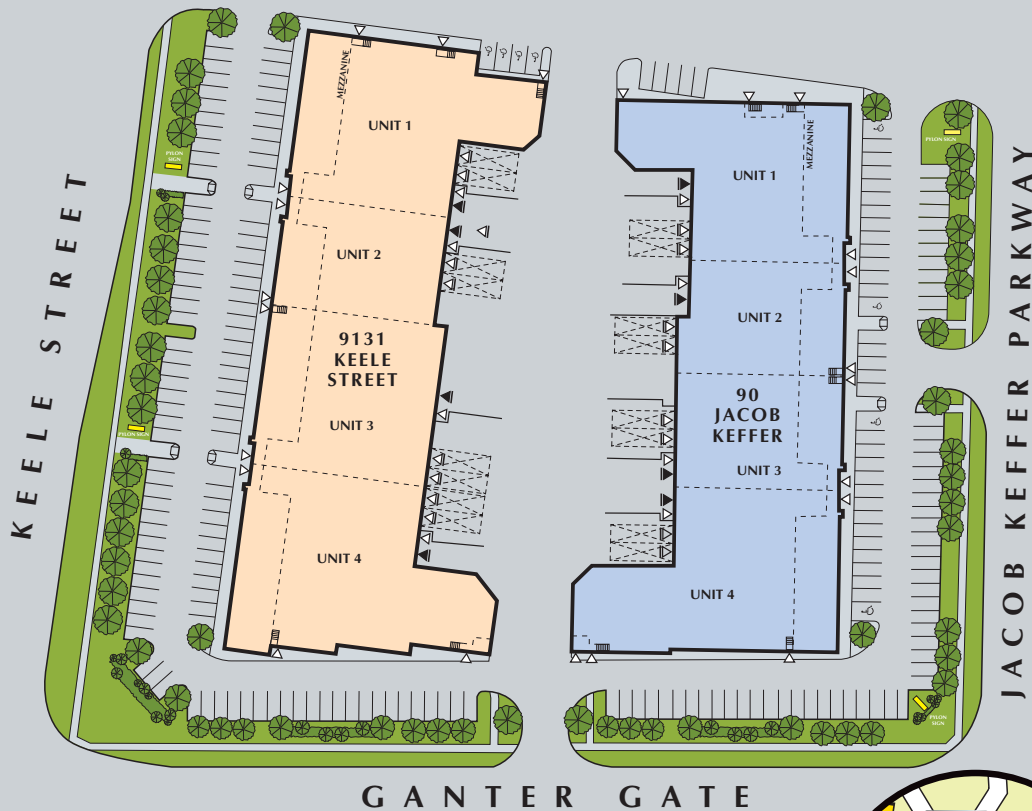
Strategically located close to the 400 series of highways and Pearson International Airport, these addresses offer a business environment designed for success.

MELROSE
INVESTMENTS INC.

www.melroseinvestments.com

Oakville • Ontario

(905) 849-1360



NORTH

DOOR KEY

- MAN DOOR
- LOAD DOOR
- DRIVE-IN DOOR

SQUARE FOOTAGE

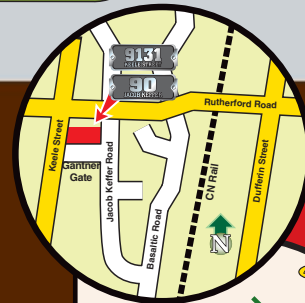


	Unit 1	Unit 2	Unit 3	Unit 4	Total
Ground	15,116	8,179	13,183	17,591	54,069
Mezzanine	3,231	1,955	3,078	3,662	11,926
Total	18,347	10,134	16,261	21,253	65,995

SQUARE FOOTAGE



	Unit 1	Unit 2	Unit 3	Unit 4	Total
Ground	13,757	8,558	8,861	16,754	47,930
Mezzanine	3,048	2,071	2,071	3,156	10,345
Total	16,805	10,629	10,932	19,910	58,275



OFFICE AREA

- Flexible office layouts available

CEILING HEIGHT

- Warehouse Area: 27' clear
- Office Area: 10' clear

ELECTRICAL SERVICE

- 1000 amp • 600 volts
- * per building

HVAC

- Office Area: Roof top heat/cool package equipment
- Warehouse Area: Efficient gas fired unit heaters

TRUCK LEVEL - DRIVE IN DOOR

- Drive In Doors - Four (4) 14' x 16'
- Truck Level Doors - Eight (8) 8'6" x 9'
- * per building

SPRINKLER SYSTEM

- Storage to 20' without the requirement of in rack sprinklers for classes 1, 2, 3 & 4 hazards & groups A & B plastics
- Fire hose racks permit storage above 12'
- Column Protection permits storage above 20'

INSULATION

- Heat efficient climate controlled environment
- Insulated pre-cast panels and roof

ZONING

- Industrial zoning full range of manufacturing, warehousing and business uses