

INVESTMENT OPPORTUNITY TO PURCHASE A **FULLY
TENANTED** INDUSTRIAL BUILDING IN CHATHAM, AND
ENTER INTO A **LONG TERM LEASE** WITH THE CURRENT
PROPERTY OWNER



- ✓ Well-located in Chatham, Ontario, with convenient access to Highway 401 and other major roads
- ✓ Property is situated on a 12.6 acre parcel of land and is improved with a 242,706-square foot multi-tenant industrial building
- ✓ The space occupied by AgMedica Biosciences Inc. ("AgMedica" or "Vendor") is a cannabis production and extraction facility that has been recently retrofitted and finished to very high pharmaceutical building standards
- ✓ Vendor occupies 102,462 SF of space and will lease back the premises based on market rental rates ranging from \$4.00 PSF to \$5.00 PSF (net)
- ✓ Other tenants include Guspro (105,300 SF), Habitat for Humanity (19,026 SF), and UPS (15,918 SF)