

FOR LEASE



125 Dennis Road

St. Thomas, ON

**State of the Art
Warehouse/Distribution/Manufacturing**

10,000 sq.ft. – 60,000 sq.ft.

Dock Height & Drive In Doors
13 minutes from Highway 401
Prestigious Industrial buildings in North St. Thomas
Flexible (EL) Employment Lands Zoning
Office to suit

VICANO

RE/MAX
COMMERCIAL®

www.eddoucet.com

519-753-4663 | EDDOUCET@REMAX.NET

125 Dennis Road – Pictures



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SITE SUMMARY

ITEM	ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	EL	EL
LOT AREA (ha)	N/A	0.99ha (2.45ac)
BUILDING AREA (sq.m.)	N/A	5,267.8 sq.m. (56,702 sq.ft.)
LOT COVERAGE	N/A	53%
LOT FRONTAGE (min.)	15.0m	113.7m
FRONT YARD (m)	6.0m	6.1m
REAR YARD (m)	1.0m	5.2m
EXTERIOR SIDE YARD (m)	6.0m	22.0m
INTERIOR SIDE YARD (m)	1.0m	1.0m
NUMBER OF REQUIRED PARKING SPACES	15*	60
NUMBER OF ACCESSIBLE PARKING SPACES	N/A	2
NUMBER OF LOADING SPACES	N/A	4
PARKING STALL DIMENSIONS (m)	2.75 x 5.50	2.75 x 6.00
HANDICAP PARKING STALL DIMENSIONS (m)	N/A	3.40 x 6.00
LOADING SPACE DIMENSIONS (m)	3.50 x 10.50	3.50 x 20.00
PERCENTAGE OF LOT LANDSCAPED	N/A	N/A
BUILDING HEIGHT (m)	N/A	12.0m max

* CALCULATION IS BASED ON:
 WAREHOUSE - 1 SPACE PER 200 sq.m. OF FIRST 1,000 sq.m. FLOOR AREA
 PLUS 1 SPACE PER 450 sq.m. OF REMAINDER OF FLOOR AREA
 = (1,000/200) + ((5,267.8 - 1,000)/450)
 TOTAL = 15 SPACES



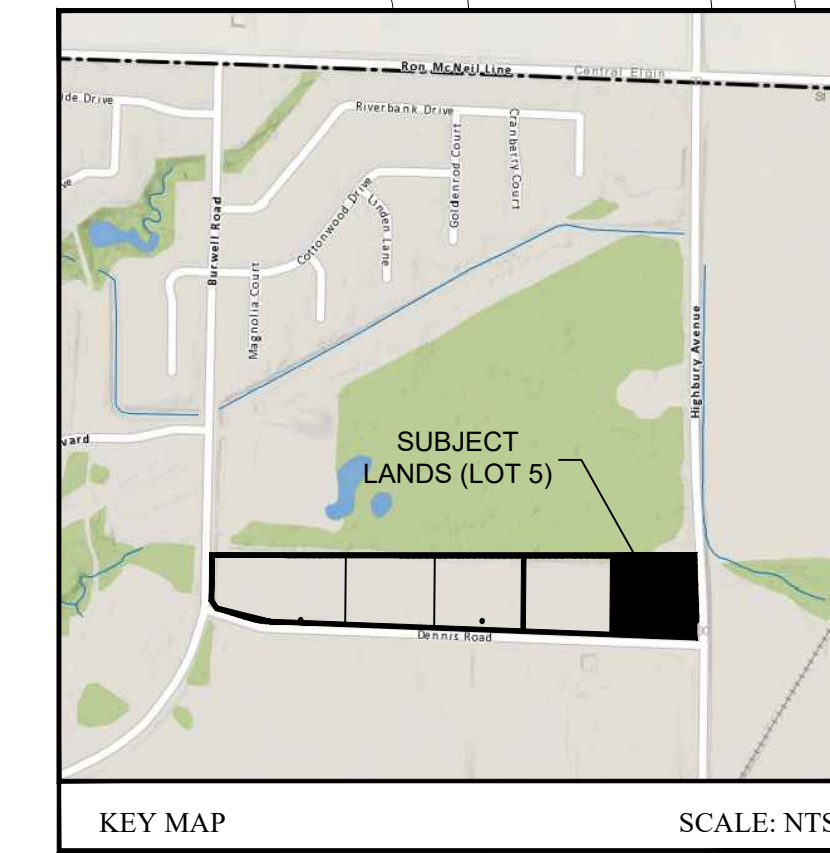
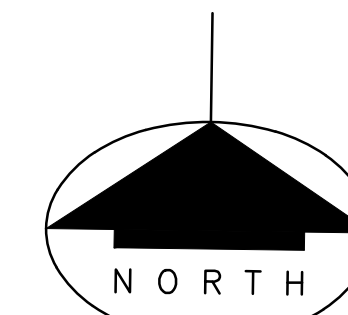
FIRE ROUTE SIGN DETAIL N.T.S.



Rb-93 ACCESSIBLE SIGN DETAIL N.T.S.



Ra-1 STOP SIGN DETAIL N.T.S.



KEY MAP

H I G H B U R Y
 A V E N U E
 S O U T H

REVISION		
NO.	DESCRIPTION:	DATE:
01	BUILDING PERMIT APPLICATION	08/02/2023

LEGAL DESCRIPTION:
 PLAN 11M59 PT BLKS 95 RP 11R10518 PARTS 16 TO 18

LEGEND

- Proposed Stop Sign
- Proposed Barrier Free Parking Sign
- Proposed Fire Route Sign
- Proposed Man Door
- Proposed Light Standard

NOTES:

- All dimensions are in metres unless otherwise noted.
- Dimensions from face of curb to face of curb.
- Boundary and topographic survey information provided by MTE Ontario Land Surveyors Limited.
- Accessible parking spaces to have appropriate signage, access aisle and out curbing.
- Landscaped Area calculation includes sidewalks- excludes road, parking, loading areas.

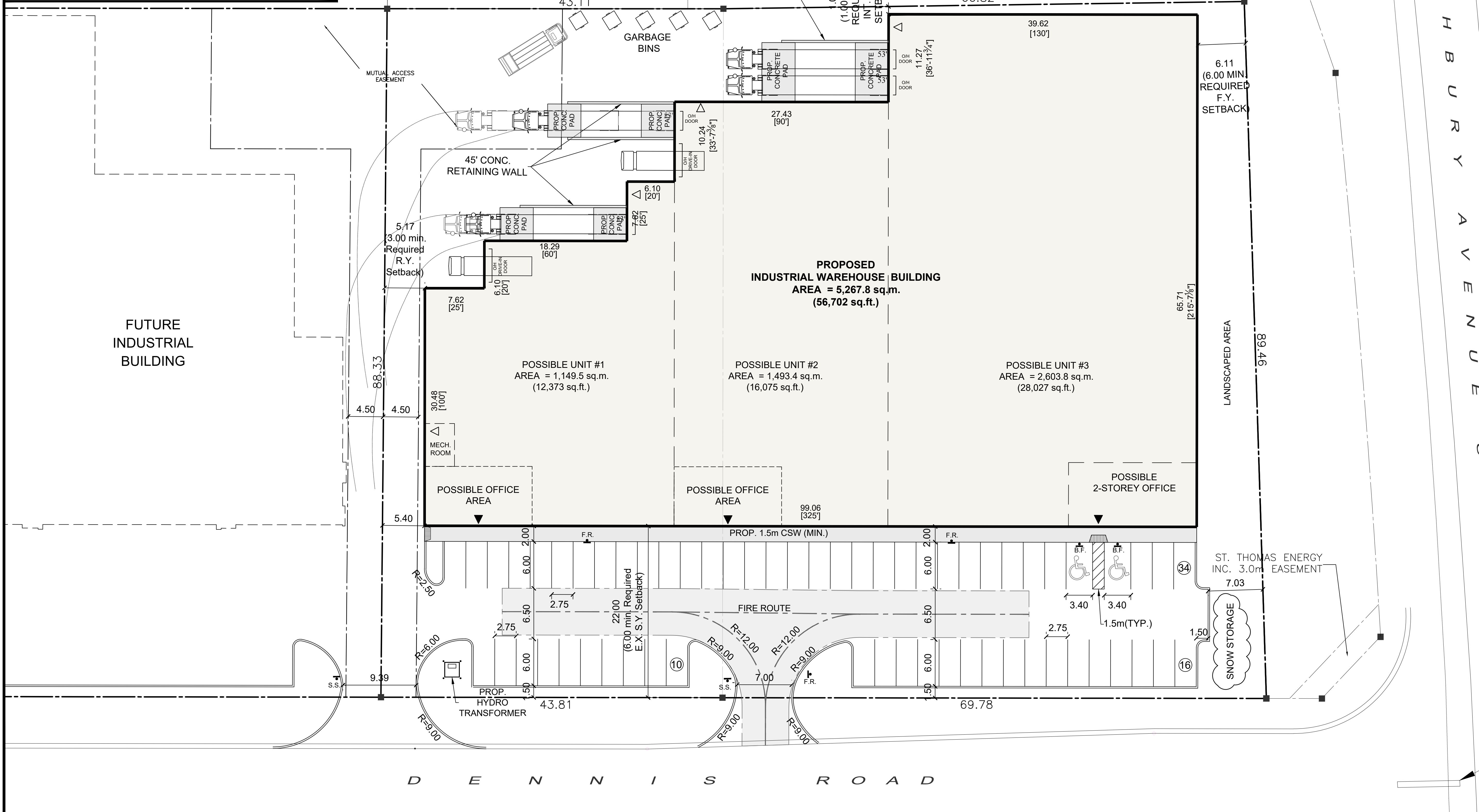
VICANO CONSTRUCTION LIMITED
 225 Paris Rd.
 Brantford, Ontario N3R 1J2
 TEL: 519-759-4120 FAX: 519-759-6911

Project Title:
HIGHBURY INDUSTRIAL PARK
 155 DENNIS ROAD,
 ST. THOMAS, ONTARIO

Sheet Title:
SITE PLAN

Design: **PV**
 Drawn: **YY**
 Date: **MAR 31, 2023**
 Dwg. no. **SPI**

Scale:
1:250



125 Dennis Road – Zoning

Employment Lands – EL

- *adult entertainment parlour*
- *agriculture*
- *animal clinic*
- *auction sales*
- *automotive body shop*
- *automotive service business*
- *automotive trade*
- *builders depot*
- *bulk storage*
- *business of leasing vehicles and equipment*
- *car rental business*
- *construction trade*
- *industrial repair shop*
- *machine shop*
- *manufacturing*
- *non-retail service commercial uses*
- *pharmaceutical and medical product industry*
- *private recreation facilities*
- *railway*
- *self storage business*
- *scientific and technology development*
- *transport trucking terminal*
- *warehousing*
- *wholesale establishment*
- *uses accessory to the foregoing*

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