

56 QUARTERMAN ROAD

BRAND NEW, CLASS A INDUSTRIAL FACILITY IN GUELPH, ON



HANLON CREEK
BUSINESS PARK



FOR MORE INFORMATION

PLEASE CONTACT:
Evan S. White*

Executive Vice President
416.798.6232
evan.white@cbre.com

Kyle Hanna*

Senior Vice President
416.798.6255
kyle.hanna@cbre.com

Mitchell Blaine*

Senior Vice President
519.340.2309
mitchell.blaine@cbre.com

Mallory Weldon

Sales Representative
519.340.2310
mallory.weldon@cbre.com

*Sales Representative

CBRE

BUILDING SPECIFICATIONS

56 QUARTERMAN ROAD



**HANLON CREEK
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56 QUARTERMAN ROAD	:: AVAILABLE ::			
	75,800 sq. ft.	89,100 sq. ft.	89,100 sq. ft.	254,000 sq. ft.
OCCUPANCY:	TBD	TBD	TBD	TBD
SHIPPING:	12 Truck Level 2 Drive-in	12 Truck Level 1 Drive-in	13 Truck Level 1 Drive-in	37 Truck Level 4 Drive-in
CEILING HEIGHT:	32'	32'	32'	32'
BAY SIZE:	37' x 41'	37' x 41'	37' x 41'	37' x 41'
POWER:	200 A	200 A	200 A	800 A
TMI 2016 (per Sq. ft)	\$3.89	\$3.89	\$3.89	\$3.89
LEASE RATE (net per sq. ft.):	\$6.25	\$6.25	\$6.25	\$5.95
COMMENTS:	<ul style="list-style-type: none"> ❖ Brand new spec building in Hanlon Creek Business Park ❖ ESFR sprinklers ❖ Excellent shipping 			

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SITE PLAN

56 QUARTERMAN ROAD



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KEY PLAN

SITE STATISTICS		
AREA OF SITE	84 202.86 m ²	20.807 ACRES
BUILDING "K" (GFA)	16 490.29 m ²	(177,500 SF)
BUILDING "L" (GFA)	23 597.37 m ²	(254,000 SF)
TOTAL BUILDINGS "K" & "L" (GFA)	40 087.66 m ²	(431,500 SF)
COVERAGE		47.61%
LANDSCAPE AREA PROPOSED	15 549.20 m ²	18.47%
PAVED AREA TOTAL ("K" & "L")	28 566.00 m ²	33.92%
TRUCKING /ROADWAYS (HD)	19 516.00 m ²	--
PARKING (LD)	9 050.00 m ²	--
PARKING: BUILDINGS "K" & "L" (GFA)	322 SPACES	322 SPACES

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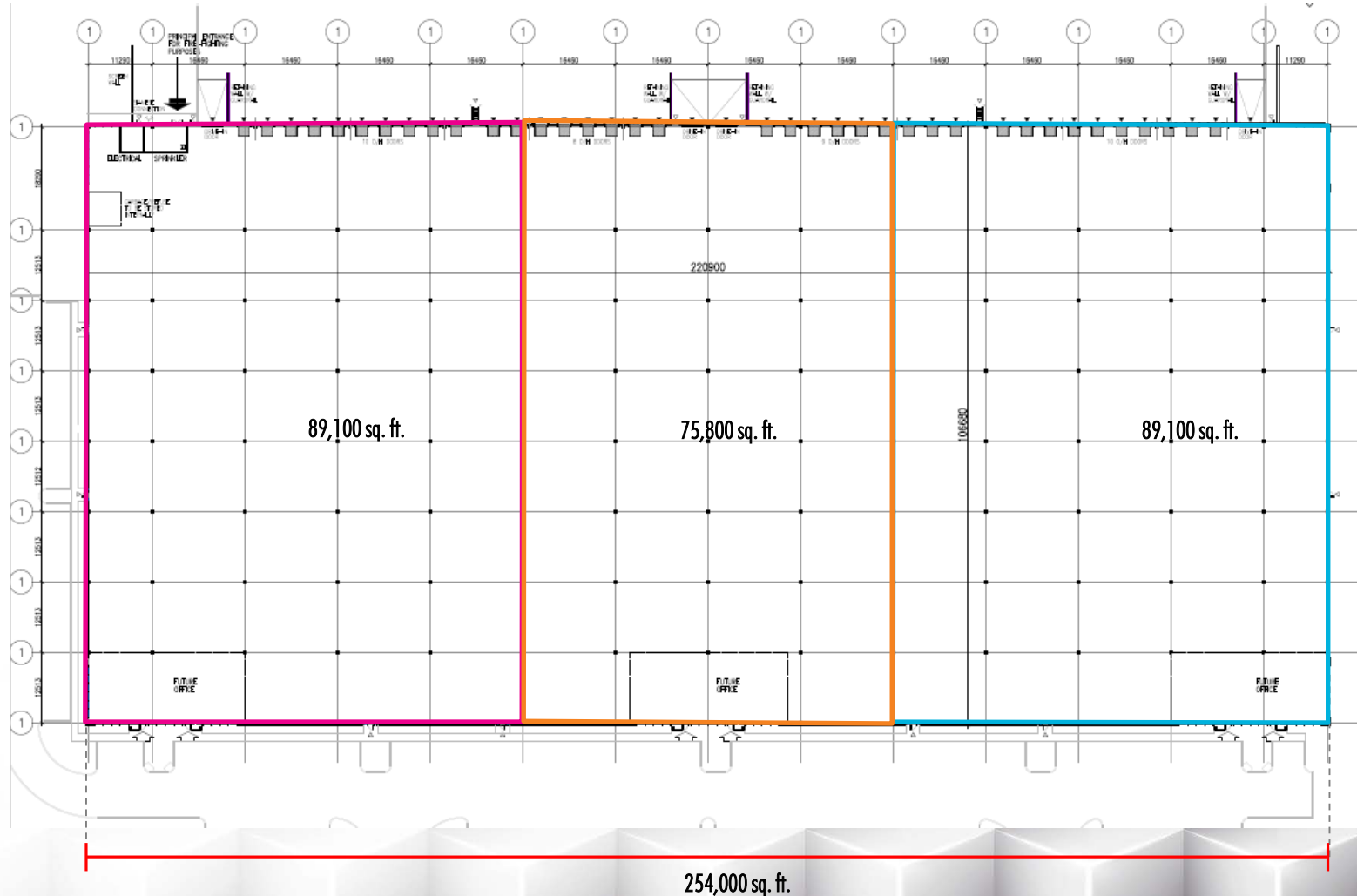


FLOOR PLAN - Building "L"

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CONCEPT PLAN

56 QUARTEMAN ROAD



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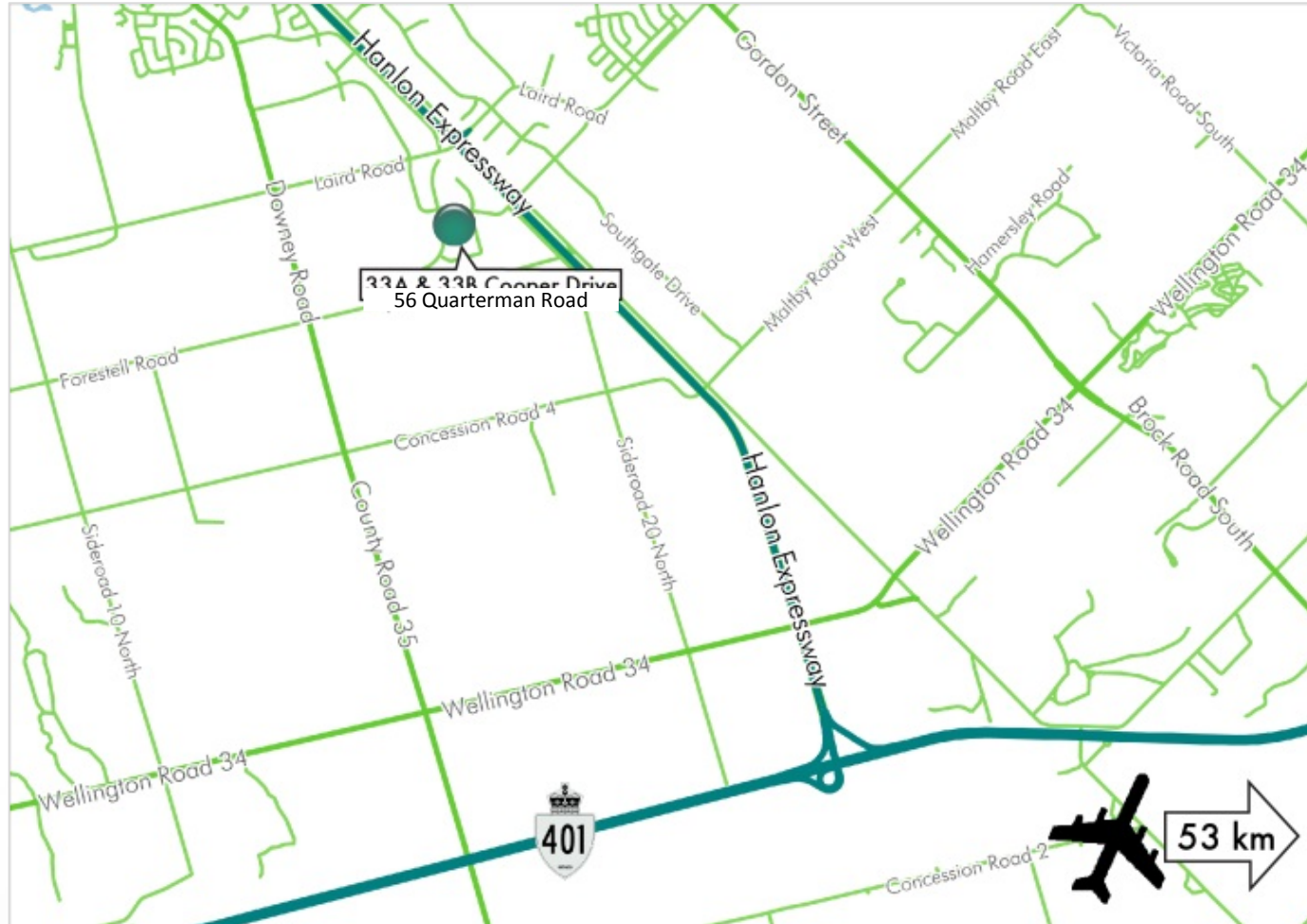
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PROPERTY LOCATION

56 QUARTERMAN ROAD



HANLON CREEK BUSINESS PARK



LOCATION

- 56 Quarterman Road is located in one of Ontario's strongest economic regions, offering easy entry to major Canadian and U.S. markets and customers
- Guelph is one of Canada's fastest growing cities with a current population base of over 120,000
- Guelph offers a diverse economic base including the advanced technology, sector and expanding life sciences and environmental technologies sector
- 56 Quarterman Road is strategically located to provide quick access to Highway 401 via the Hanlon Expressway

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CBRE LIMITED 5935 AIRPORT ROAD | SUITE 700 | MISSISSAUGA, ON L4V 1W5 | WWW.CBRE.CA

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