

FOR LEASE



155 Dennis Road

St. Thomas, ON

Immediate Occupancy Available

Class A Industrial

Warehouse/Distribution/Manufacturing

14,052 sq.ft. to 57,803 sq.ft.

Three Dock Height Doors & Three 14'x14' Drive In Doors

13 minutes from Highway 401

Prestigious Industrial building in North St. Thomas

Flexible (EL) Employment Lands Zoning

Office to suit

VICANO

REMAX
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519-753-4663 | ED@DOUCETGROUP.CA

155 Dennis Road – Pictures



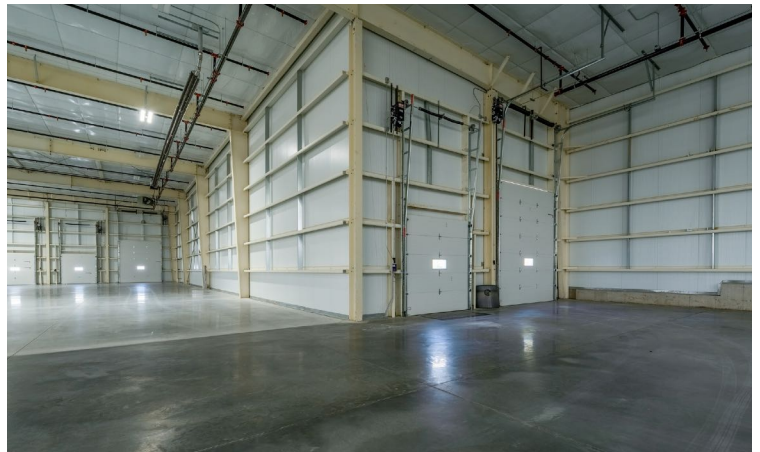
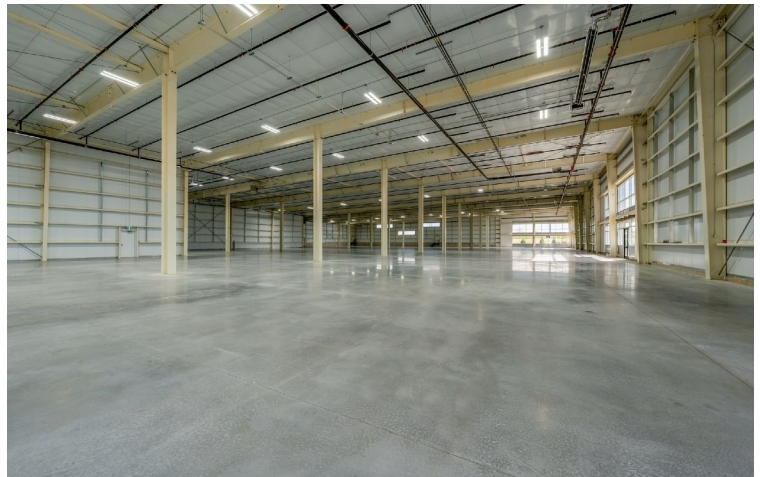
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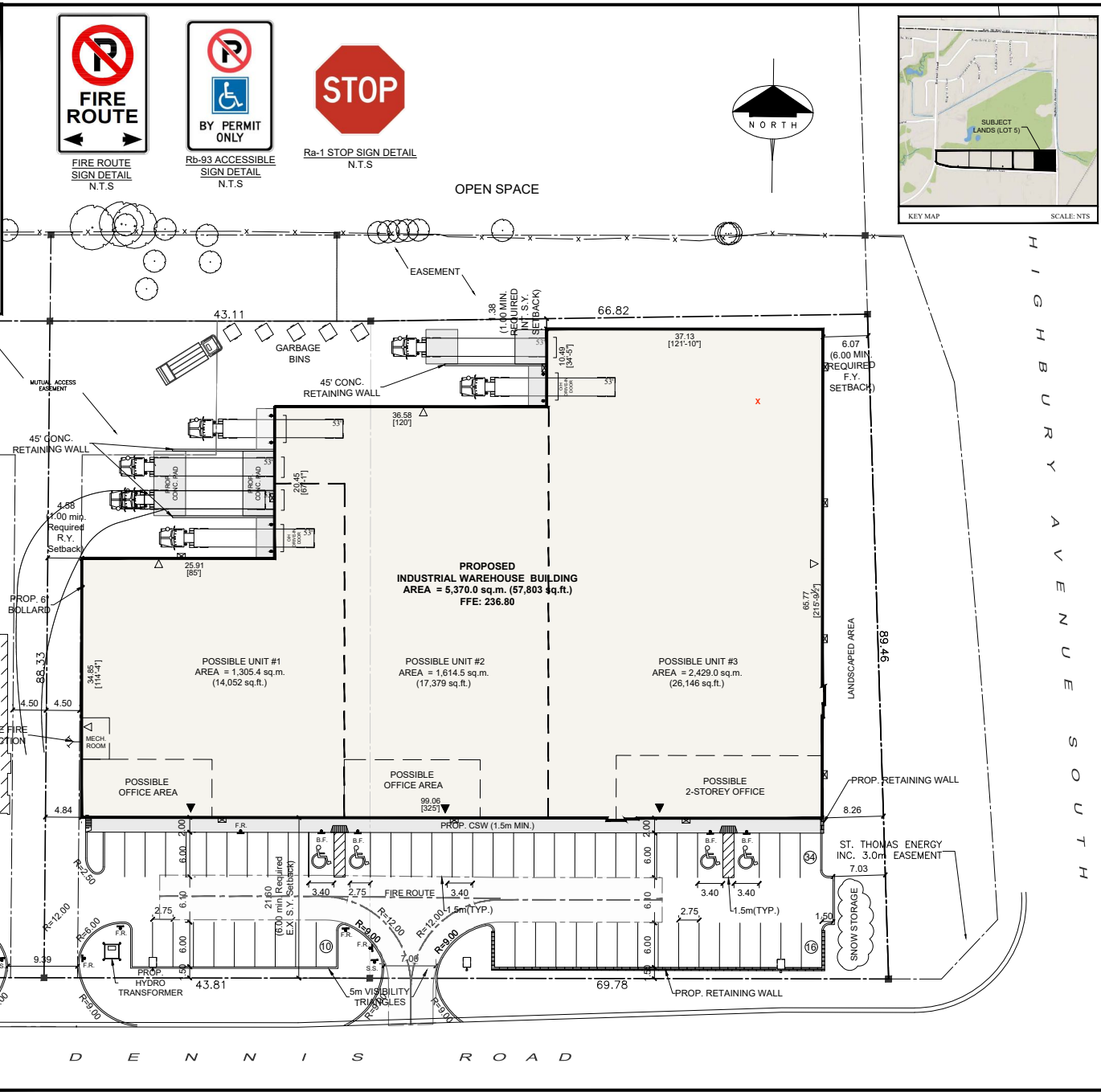
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SITE SUMMARY		
ITEM	ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	EL	EL
LOT AREA (sq. m.)	N/A	0.99ha (2.45ac)
BUILDING AREA (sq. m.)	N/A	5,370.0 sq. m. (57,803 sq. ft.)
LOT COVERAGE	N/A	54%
LOT FRONTAGE (m)	16.0m	69.51m
FRONT YARD (m)	6.0m	6.0m
REAR YARD (m)	1.0m	4.6m
EXTERIOR SIDE YARD (m)	6.0m	21.6m
INTERIOR SIDE YARD (m)	1.0m	1.4m
NUMBER OF REQUIRED PARKING SPACES	16*	60
NUMBER OF ACCESSIBLE PARKING SPACES	N/A	2
NUMBER OF LOADING SPACES	N/A	3
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 400 sq. m. OF REMAINDER OF FLOOR AREA
 = (1,000/200) + (5,370.0 - 1,000/400) = 27.5
 TOTAL = 16 SPACES



REVISION		
NO.	DESCRIPTION	DATE
01	BUILDING PERMIT APPLICATION	30/06/2023
02	REVISED BUILDING LAYOUT	15/08/2024

Construction North:	Stamp:

LEGAL DESCRIPTION
 PLAN 11M09 PT BLK 95 RP 11R10118 PARTS 16 TO 18

LEGEND

- Proposed Stop Sign
- Proposed Barrier Free Parking Sign
- Proposed Fire Route Sign
- Proposed Man Door
- Proposed Exterior Wall Mounted Lighting
- 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 cut curbing.
- Landscape Area calculation includes sidewalks, excludes road, parking, loading areas.

HIGHBURY INDUSTRIAL PARK
 155 DENNIS ROAD,
 ST. THOMAS, ONTARIO

VICANO
 VICANO CONSTRUCTION LIMITED
 225 Park Rd.
 Brantford, Ontario N3R 1J2
 TEL: 519-759-4120 FAX: 519-759-0911

Project File: HIGHBURY INDUSTRIAL PARK Design: PV Drawn: YY Date: MAR 31, 2023 Drawn by: 6PI	Scale: 1:250 Sheet Title: SITE PLAN
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155 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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