

FOR LEASE

WHITNEY
Commercial Real Estate Services

565 MASSEY RD, GUELPH



3,000 SF INDUSTRIAL UNIT

3,000 SF Industrial unit available for lease located between Woodlawn Road West and Speedvale Avenue West.

The unit features private offices, great clear height, 200 amps / 600 volts as well as one 12' x 14' drive-in door. Situated on a corner lot providing quick access to various highways and nearby amenities. B4 Zoning permits various Industrial uses.

Abundance of parking in both the front and back of the unit.

BUILDING AREA | 3,000 SF

ZONING | B4

DRIVE-IN DOORS | 1 (12' x 14')

CLEAR HEIGHT | 16'

POWER | 200 Amps / 600 Volts

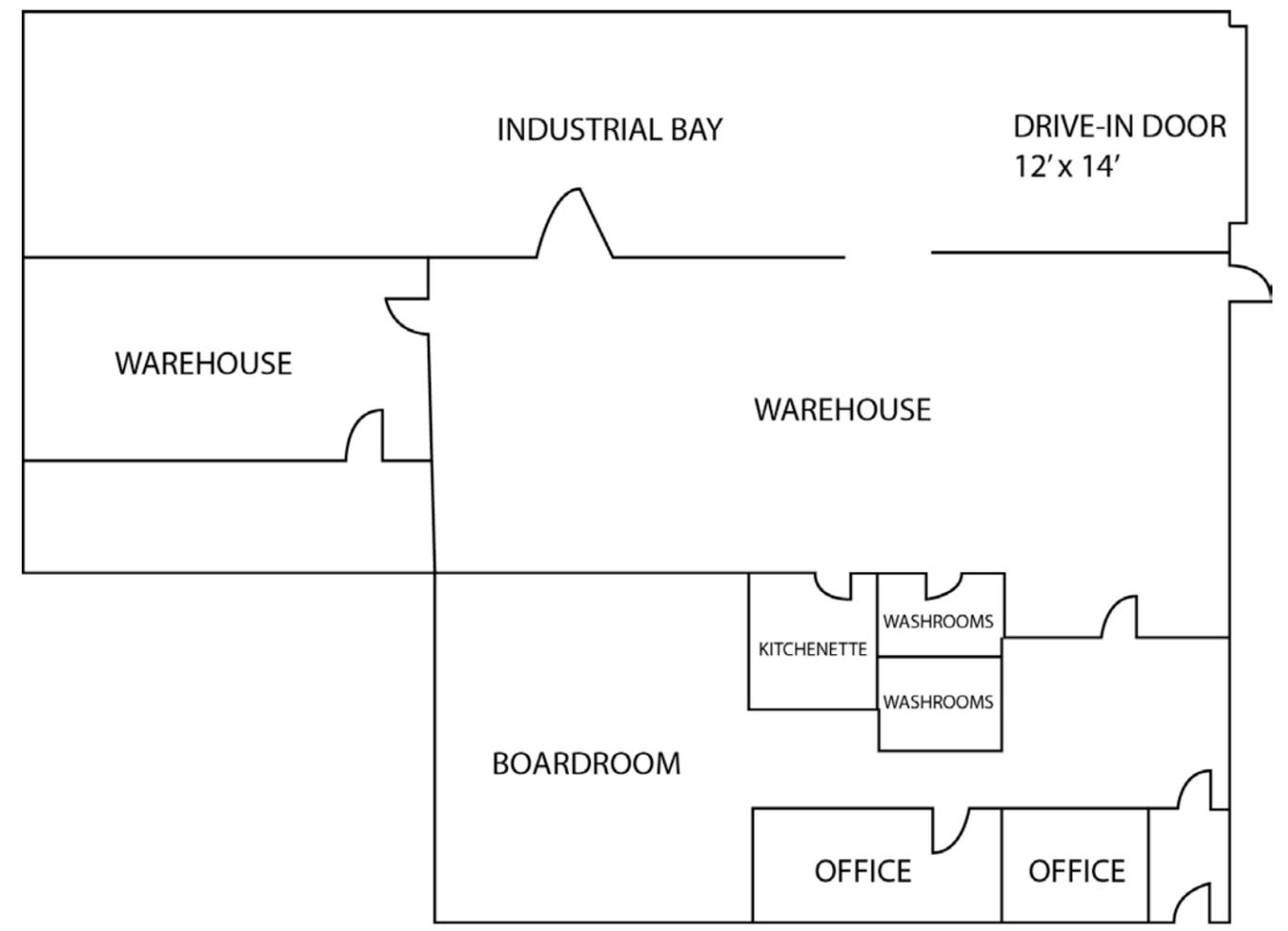
LEASE RATE | \$13.75 / SF Net

ADDITIONAL RENT | \$6.85 / SF



FLOOR PLAN

3,000 SF



Close Proximity to HWY 6



1 (12' x 14') Drive-in Door



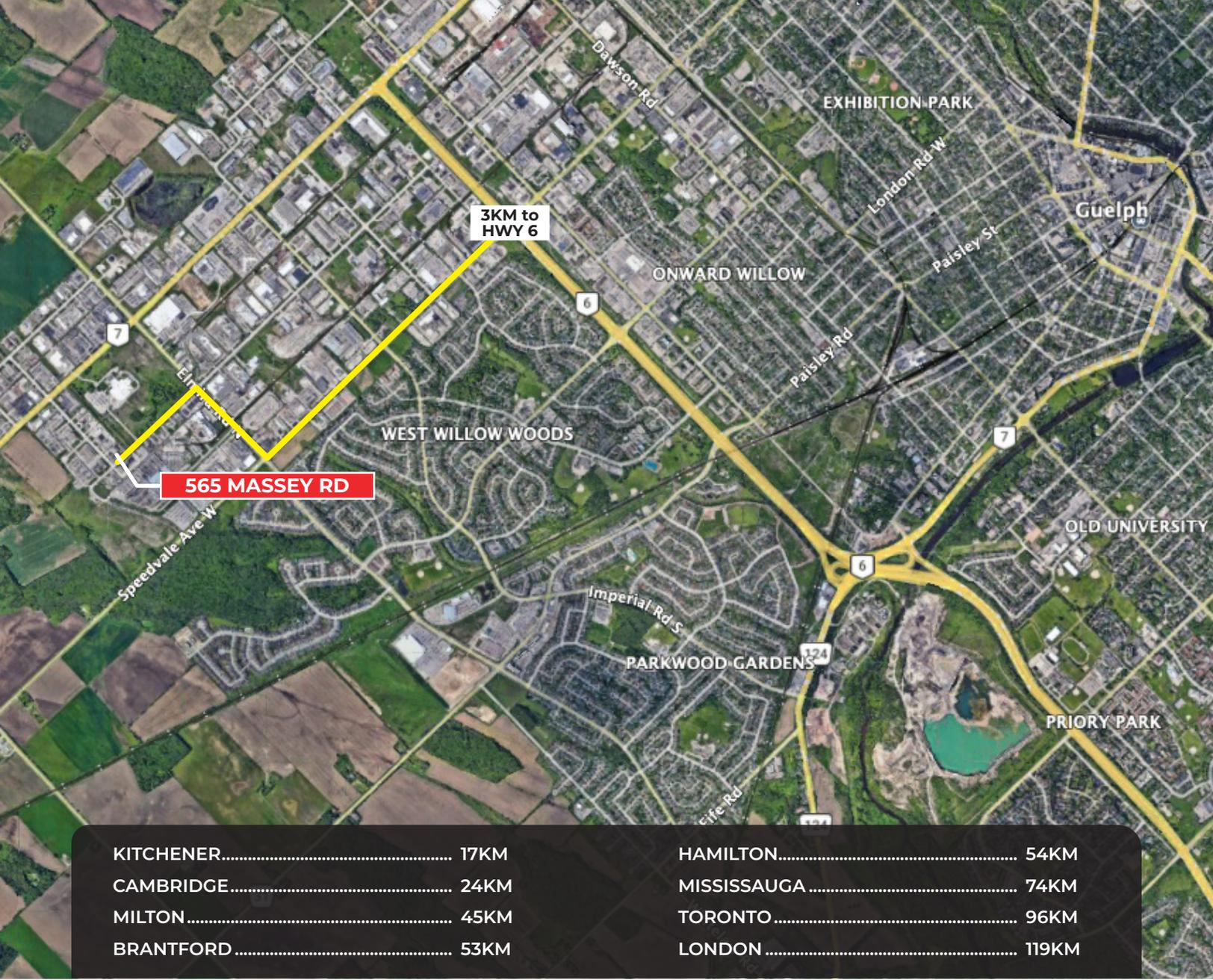
16' Clear Height



Transit Nearby

PERMITTED USES (Complete list available upon request)

- Catering Service
- Cleaning Establishment
- Contractor's Yard
- Food Vehicle
- Manufacturing
- Repair Service
- Towing Establishment
- Tradesperson's Shop
- Trucking Operation
- Veterinary Service
- Warehouse



565 MASSEY RD

3KM to HWY 6

KITCHENER.....	17KM	HAMILTON.....	54KM
CAMBRIDGE.....	24KM	MISSISSAUGA.....	74KM
MILTON.....	45KM	TORONTO.....	96KM
BRANTFORD.....	53KM	LONDON.....	119KM

Contact us for more information



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