

# 111

# GREGSON COURT

FERGUS,  
ONTARIO

*For Sale*

INDUSTRIAL  
CONDOMINIUMS

2,640 – 15,840 SF  
FULLY REGISTERED  
FINANCING AVAILABLE  
STARTING AT 4.99%



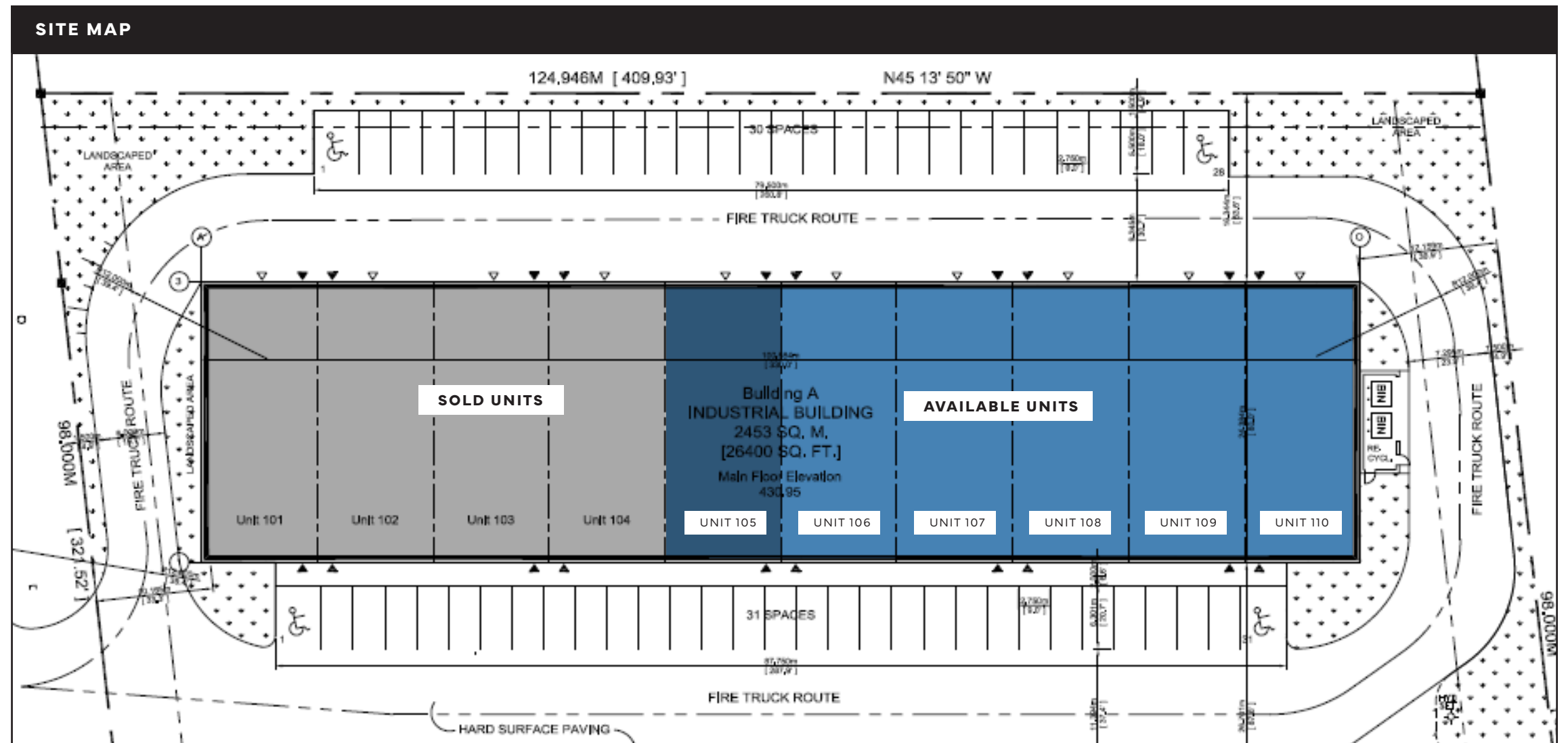
**NEWMARK**

**BRIAN PREVOE\***  
Senior Vice President

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*\*Sales Representative*

PROPERTY DETAILS	
TOTAL AVAILABLE AREA	15,840 SF
MINIMUM - MAXIMUM SIZE	2,640 SF to 15,840 SF
OFFICE AREA	1,000 SF - Potential for built-to-suit
CLEAR HEIGHT	25'
SHIPPING	Up to 5 drive-in doors
FLOORS	4" thick in office; 6" thick in warehouse
ZONING	M2
PARKING RATIO	5 spots per unit
POWER	3 - phase - 600 volt / 100 amp
UTILITIES	Dedicated gas, hydro and water meters
HEATING	Overhead units
CONDO FEES	\$642.66 per unit per month
TAXES	\$7,309.50 per unit annually
POSSESSION	Immediate
ASKING PRICE	\$799,999 per unit



### Available Units

#### UNIT 105-110

SQUARE FOOTAGE	15,840 SF
SHIPPING	6 DI
PARKING SPACES	30

#### UNIT 106-110

SQUARE FOOTAGE	13,200 SF
SHIPPING	5 DI
PARKING SPACES	25

#### UNIT 108-110

SQUARE FOOTAGE	7,920 SF
SHIPPING	3 DI
PARKING SPACES	15

#### UNIT 109-110

SQUARE FOOTAGE	5,280 SF
SHIPPING	2 DI
PARKING SPACES	10

#### UNIT 110

SQUARE FOOTAGE	2,640 SF
SHIPPING	1 DI
PARKING SPACES	5

## Interior Construction Specs

- Each unit 2,640 SF
- 25' clear span save and except hanging furnace and door rails.
- Loading, 1-12'x14' overhead door (1 per unit).
- Concrete slab 4" thick in office area (1,000 SF)
- Concrete slab 6" thick in warehouse area (1,640 SF) wall insulation as per obc.
- Electrical includes conduit from electrical room to unit. (3 phase- 600 volt / 100 amp)
- Plumbing rough in includes sanitary stub capped at floor, suitable for 2 toilets and 2 bathroom sinks and 1 kitchen sink (all plumbing stubs to be in the same proximity) and 1 additional sanitary pipe stubbed 1 foot above the floor for future bathroom in mezzanine level.
- Water pipe connection stubbed in the unit near the bathroom area to be connected to an independent water meter.
- One overhead heating unit located by loading door.
- Individual gas pipe with separate meter.
- Kitchen vent and water heater vent.

## Exterior Construction Specs

- Roof truss system upgraded to be able to accommodate future solar panel installation.
- Roof insulation r30.
- Individual gas pipe with separate meter.
- 5 roof cones for bathroom vents for bathroom vents, kitchen vent and water heater vent.
- Dedicated hydro meter.
- Dedicated gas meter.
- Dedicated water meter.

EXTERIOR SOUTH VIEW



INTERIOR



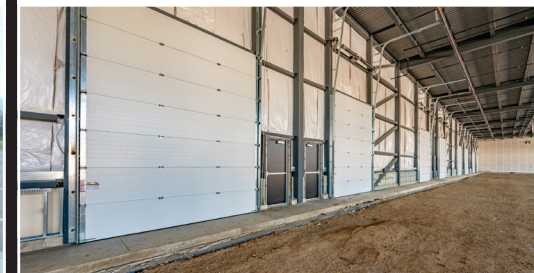
INTERIOR



INTERIOR



INTERIOR SHIPPING



INTERIOR SHIPPING



EXTERIOR FRONT VIEW



EXTERIOR SHIPPING



11.0 INDUSTRIAL ZONES

TABLE 11A PERMITTED USES IN INDUSTRIAL ZONES	M1 SERVICE INDUSTRIAL	M2 GENERAL INDUSTRY	M3 EXTRACTIVE INDUSTRIAL
Agricultural use in accordance with Section 6.0 but not including a single detached dwelling			✓
Amusement arcade in accordance with Section 4.4	✓	✓	
Animal shelter	✓	✓	
Assembly or banquet hall	✓	✓	
Auction sales establishment	✓	✓	
Automobile body repair and painting	✓	✓	
Automobile parts and accessories supplier	✓	✓	
Automobile sales and service	✓	✓	
Automobile service station in accordance with Section 4.5	✓	✓	
Automobile storage facility	✓	✓	
Automobile wash in accordance with Section 4.5	✓	✓	
Building or lumber supply outlet	✓	✓	
Business or professional office	✓		
Catering service	✓	✓	
Commercial Greenhouse or nursery	✓		
Commercial kennel			
Commercial recreation	✓	✓	
Commercial school or studio	✓		
Communications and broadcasting establishment	✓		
Computer establishment	✓	✓	
Contractor's yard	✓	✓	
Convenience store	✓	✓	
Dry Cleaning or Laundry Plant	✓	✓	
Farm implement sales and service establishment	✓	✓	
Feed mill, seed plant or grain elevator	✓	✓	
Fuel storage depot	✓	✓	
Garden centre	✓		
General Industrial Undertakings Including: Assembly, Fabricating, Manufacturing, Stamping, Processing And Packaging Of Goods Or Raw Materials		✓	
Gravel Pit			✓
Light Industrial Undertakings Including Assembly, Fabricating, Manufacturing, Processing And Packaging Of Goods Or Raw Materials	✓		
Mini-storage warehouse	✓	✓	

Monument sales	✓	✓	
Office supply	✓	✓	
Parking lot	✓	✓	
Photofinishing establishment	✓	✓	
Place of entertainment	✓	✓	
Postal or courier terminal	✓	✓	
Printing, publishing or packaging establishment	✓	✓	
Private or commercial club	✓	✓	
Public building	✓	✓	
Public use	✓	✓	
Public utility	✓	✓	
Public works yard	✓	✓	
Quarry			✓
Recreational vehicle sales or rental establishment	✓	✓	
Recycling depot	✓	✓	
Rental outlet	✓	✓	
Research and development establishment	✓	✓	
Restaurant	✓	✓	
Service use	✓	✓	
Service or repair shop	✓	✓	
Sports park	✓	✓	
Storage facility	✓	✓	
Taxi establishment	✓	✓	
Towing establishment	✓	✓	
Tradesperson's shop	✓	✓	
Transport, trucking or distribution establishment	✓	✓	
Veterinarian clinic	✓		
Warehouse	✓	✓	
Waste Management Facility Operated by a Public Authority	✓	✓	
Water or sewage treatment facility	✓	✓	
Wholesale outlet	✓	✓	
Uses Accessory To The Foregoing Industrial Uses Including Offices, Factory Sales Outlets And Facilities For Employees such as Day Care Centres, and Recreation Facilities Occupying Up To 30% Of The Gross Floor Area Of The Premises Occupied By The Primary Use	✓	✓	
A Micro Wind Energy System in Accordance with Section 4.42	✓	✓	

*Zoning Continued*

**11.1 SERVICE INDUSTRIAL (M1) ZONE**

Within any M1 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the following regulations.

**11.1.1 PERMITTED USES**

In accordance with Table 11A

**11.1.2 BUILDING REGULATIONS**

- a) Minimum Lot Frontage: 30 m (98.4 ft)
  - b) Minimum Front Yard: 6 m (19.7 ft)
  - c) Minimum Rear Yard: 7.5 m (24.6 ft), but if the rear lot line is abutting a Residential, Institutional Zone, Future Development, or Open Space Zone the minimum rear yard shall be 15 m (49.2 ft).
  - d) Minimum Interior Side Yard: 3 m (9.8 ft), but if the interior side lot line is abutting a Residential or Institutional Zone, the minimum interior side yard shall be 6 m (19.7ft)
  - e) Minimum Exterior Side Yard: 6 m (19.7 ft)
  - f) Minimum Landscaped Area: 20%
- A buffer strip in accordance with Section 4.7 is required along any interior side lot line and rear lot line which abuts land zoned for residential, institutional, future development, or open space purposes.
- g) Outdoor Storage: Outdoor storage is permitted in the M1 zone but shall comply with the provisions of Section 4.29.
  - h) Outdoor Display Areas: The outdoor display of merchandise for sale or hire is permitted within the M1 Zone but shall comply with the provisions of Section 4.28
  - j) Setbacks from Adjacent Uses: Where land zoned M 1 abuts any

land zoned for residential, institutional, future development or open space purposes, no buildings shall be allowed within 15 metres (49.2 ft) of said zone limit.

**11.2 GENERAL INDUSTRIAL (M2) ZONE**

Within any M2 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the following regulations.

**11.2.1 PERMITTED USES**

In accordance with Table 11A

**11.2.2 BUILDING REGULATIONS**

- a) Minimum Lot Frontage: 30 m (98.4 ft)
- b) Minimum Front Yard: 6 m (19.7 ft)
- c) Minimum Rear Yard: 7.5 m (24.6 ft)
- d) Minimum Interior Side Yard: 3 m (9.8 ft)
- e) Minimum Exterior Side Yard: 6 m (19.7 ft)
- f) Minimum Landscaped Area: 20%
- g) Buffer strip: A buffer strip in accordance with Section 4. 7 is required along any interior side lot line and rear lot line which abuts land zoned for residential, institutional or open space purposes.
- h) Outdoor Storage Area: Outdoor storage of goods, materials and equipment is permitted in accordance with Section 4.29, except that in an M2 zone outdoor storage is not permitted within 15 m (49.2 ft) of land zoned for residential, institutional or open space purposes.



i) Outdoor Display Area: Outdoor display and sales is permitted in accordance with Section 4.28, except that in an M2 zone outdoor display and sales is not permitted within 15 m (49.2 ft) of lands zoned residential, institutional or open space.

j) Setbacks from Adjacent Uses: Where land zoned M2 abuts any land zoned for residential, institutional, future development or open space purposes, no buildings shall be allowed within 30 metres (98.4 ft) of said zone limit.

**11.3 EXTRACTIVE INDUSTRIAL (M3) ZONE**

Within any M3 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the following regulations.

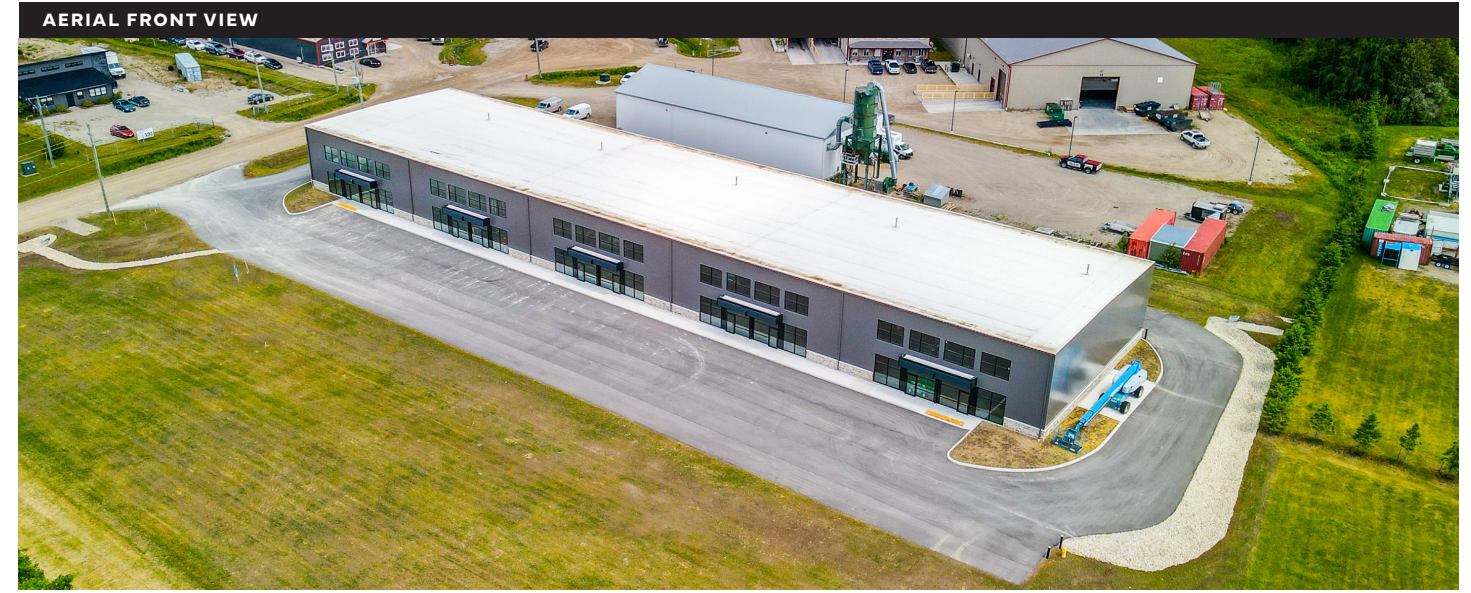
**11.3.1 PERMITTED USES**

In accordance with Table 11A

**11.3.2 BUILDING REGULATIONS**

- a) Minimum Lot Area: The lesser of:  
2.0 ha (4.9 ac),  
In accordance with an approved Site Plan pursuant to the Aggregate Resources Act.
- b) Minimum Lot Frontage: The lesser of:  
30.0 m (98.4 ft) or, in accordance with an approved Site Plan pursuant to the Aggregate Resources Act.

# LOCATION MAP



## About the Township of Fergus

The Township of Fergus is located in Centre Wellington, within Wellington County. It lies on the Grand River about 18 km NNW of Guelph. The population of this community at the time of the 2016 Census was 20,767. The community is growing as new homes are being built. Centre Wellington is heavily agricultural but is also the home to industries, manufacturers, retailers, health care services and trades people. The local economy also benefits greatly from tourism, agriculture and other resource-based industries/

utilities, manufacturing and construction, health and education and wholesale and retail trade.

Fergus is a picturesque town that is located north of the busy cities such as Guelph and Kitchener/Waterloo and west of Toronto. While holding on to its small town feel, Fergus provides big city amenities such as healthcare, and retail amenities.

Its sprawling parks and trails and affordable housing makes Newmarket an ideal location for young families and professionals alike.



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