

BRAND NEW CONSTRUCTION  
**FOR LEASE**  
Q3 2021 OCCUPANCY



# 54 PHELAN COURT

HANLON CREEK BUSINESS PARK • GUELPH, ON

30,000 - 90,663 SQ. FT. • FLEXIBLE CONFIGURATIONS

## CONTACT

**KYLE HANNA\***  
Executive Vice President  
416 798 6255  
kyle.hanna@cbre.com

**EVAN S. WHITE\***  
Executive Vice President  
416 798 6232  
evan.white@cbre.com

**MITCHELL BLAINE\***  
Senior Vice President  
519 340 2309  
mitchell.blaine@cbre.com

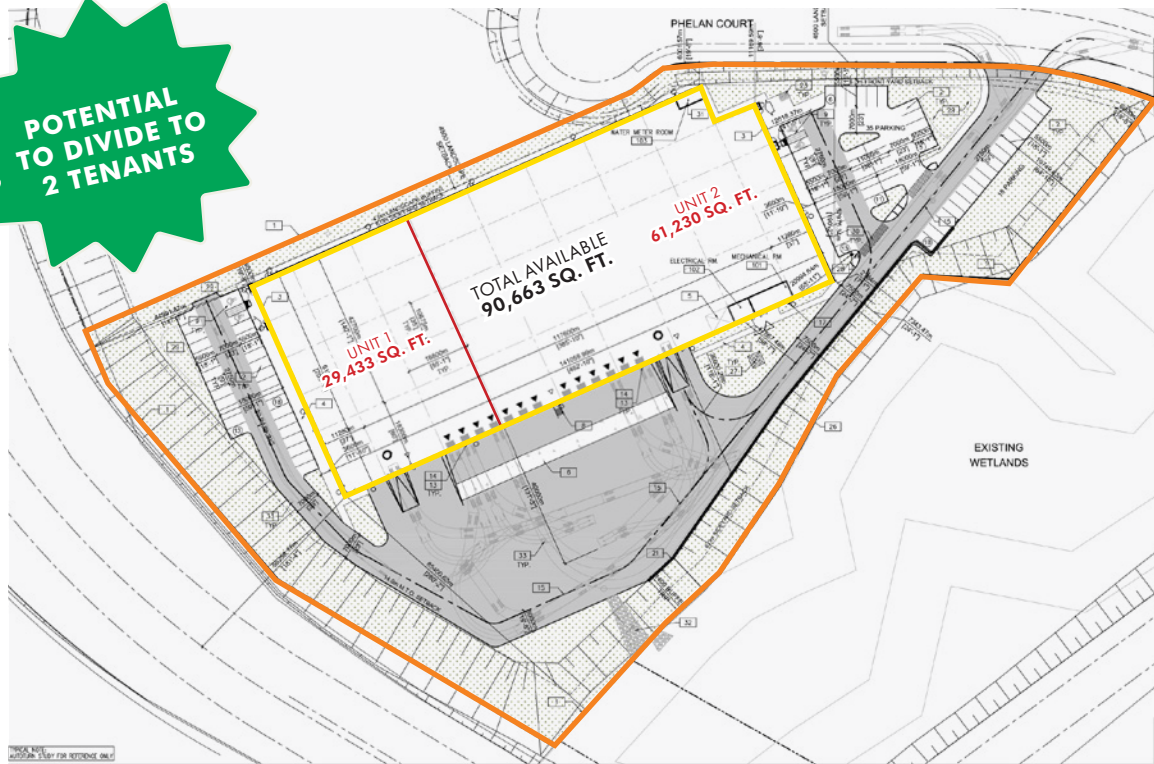
**LUKE SLABCZYNSKI\***  
Sales Associate  
519 340 2328  
luke.slabczynski@cbre.com

\*Sales Representative



## SITE PLAN

**POTENTIAL TO DIVIDE TO 2 TENANTS**



SIZE  
**90,663 SQ. FT.**  
DIVISIBLE TO  
**30,000 SQ. FT.**

LEASE NET RATE  
PER SQ. FT.  
**\$8.25**

T.M.I (2020)  
PER SQ. FT.  
**\$3.25**

Speak to listing agents about sale potential

## SITE SPECIFICATIONS

### CONSTRUCTION

Steel superstructure with insulated precast panels, R18 - FLEX on exterior walls and glass curtain walls

### CLEAR HEIGHT

32' Under steel joints

### COLUMN SPACING

35'0" (d) x 55'1" (w) with 60' staging bay

### SHIPPING

13 - 9' x 10' insulated truck doors equipped with 40,000 lbs. hydraulic levelers  
2 - 12' x 14' insulated, electrically operated drive-in doors  
All overhead doors include weather stripping

### PARKING

To code

### FLOOR SLAB

8" Steel fiber reinforced concrete slab with traprock hardener and Ashford Formula sealer or equivalent

### ROOF

R-30 roof with 5 year manufacturers system warranty

### WAREHOUSE FIRE

ESFR system

### WAREHOUSE HVAC

Roof mounted Cambridge heating and ventilation units

### WAREHOUSE LIGHTING

LED with motion sensors

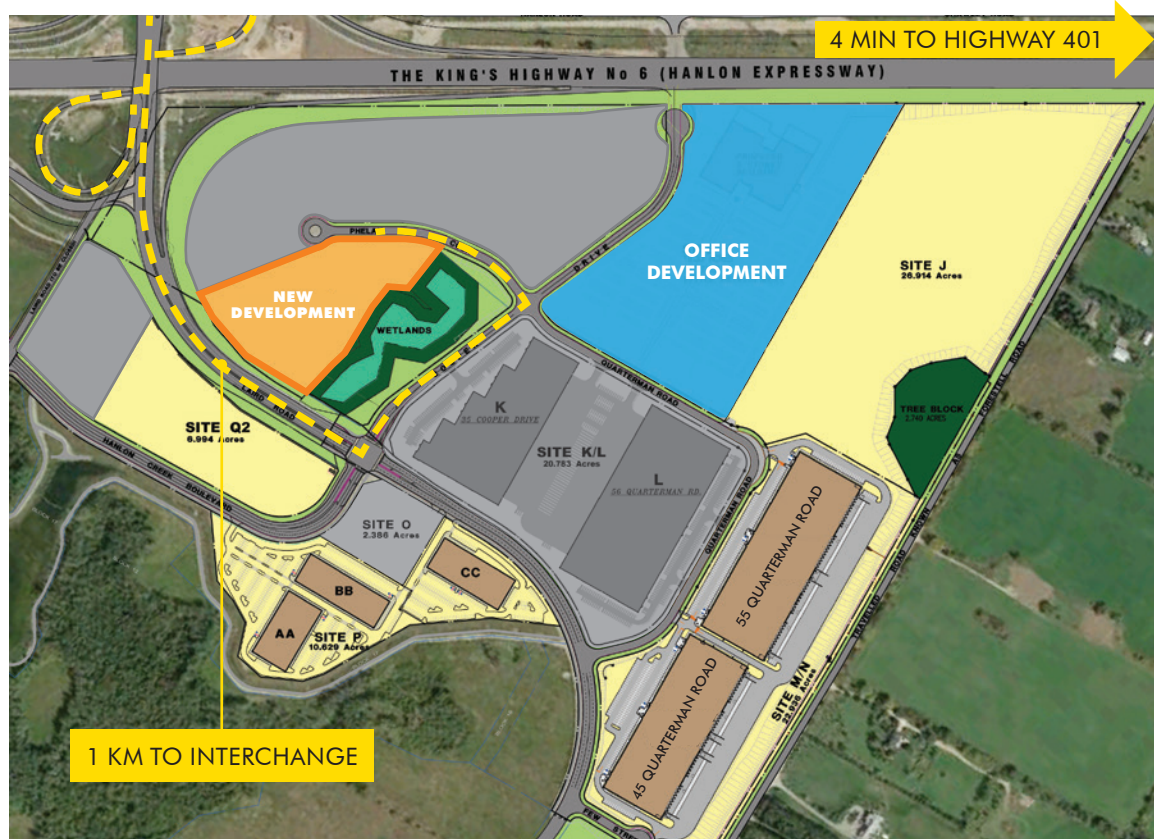
### POWER

1,200A / 600V / 3 Phase / 4 wire main building electrical service

### PAVING

Truck areas - heavy duty asphalt

## MASTER PARK PLAN



SITE



# 54 PHELAN COURT

## HANLON CREEK BUSINESS PARK GUELPH, ONTARIO



BRAND NEW CONSTRUCTION  
**FOR LEASE**  
Q3 2021 OCCUPANCY

### CONTACT

**KYLE HANNA\***  
Executive Vice President  
416 798 6255  
kyle.hanna@cbre.com

**EVAN S. WHITE\***  
Executive Vice President  
416 798 6232  
evan.white@cbre.com

**MITCHELL BLAINE\***  
Senior Vice President  
519 340 2309  
mitchell.blaine@cbre.com

**LUKE SLABCZYNSKI\***  
Sales Associate  
519 340 2328  
luke.slabczynski@cbre.com

**CBRE LIMITED, REAL ESTATE BROKERAGE** | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth, ESRI



\*Sales Representative