

## Commercial Condo Units (Flexible Zoning) for Lease

Unit 20 and 21, 585 Hanlon Creek Blvd, Guelph, Ontario.

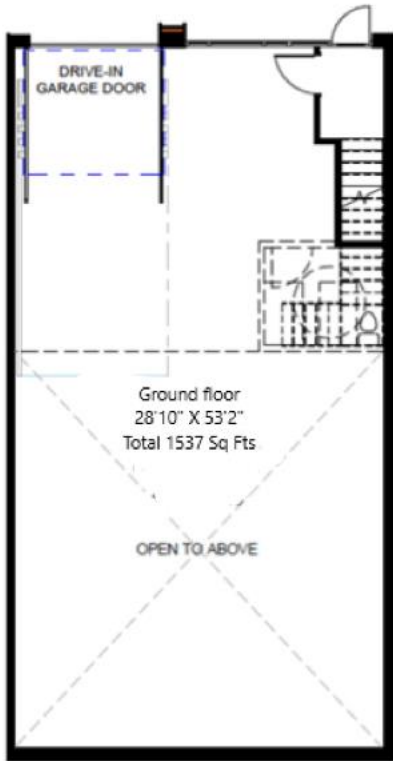


Guelph's brand new commercial and industrial space available (2 units) on affordable lease rent to business owners. High Ceilings, Large roll-up doors, and abundant natural light make this a premier project in Guelph. Quality & Design come together for a workplace you can be proud of. Strategically located in South Guelph's Hanlon Creek Business Park (Ontario's Innovation Corridor), 5 minutes from highway 401 and close to Toronto, Hamilton, and Kitchener-Waterloo, just off the Hanlon Expressway.

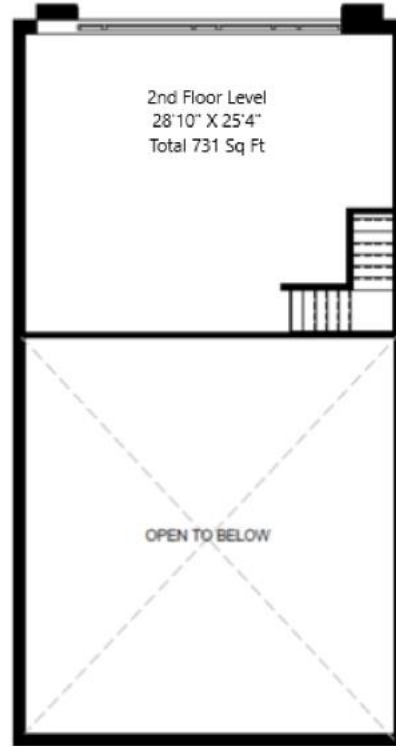
### **Zoning BP-3:**

Permitted use; Commercial / post-secondary School, Research and development establishment, Computer Establishment, Medical Office/Clinic, Print publishing establishment, office, Manufacturing, Warehouse etc. Power: 600-volt, 200-amp electrical service is provided within each unit and 250 Parking spots in the complex, one exclusive use parking/unit.

# Floor plan for each unit:



GROUND FLOOR LEVEL



2ND FLOOR LEVEL

# Project layout



### Individual unit specifications:

First floor: 1,537 square feet

Second floor: 731 square feet

Total space/unit: 2,268 square feet

Total space (2 units): 4,536 square feet

Total Ceiling Height: 22'

10 ft X 10 Ft drive in loading bay

### Side rendering of each unit:



### Location:



Located in the south of Guelph, the location is within 7 minutes to 401, highway 6, highway 7, and highway 124.

For more detail, please contact Pradeep Mehta.

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