



**Jenny Beattie**  
Sales Representative



Welcome to 140 Mountain Road, Collingwood  
Brought to you by MILLGAR DEVELOPMENTS



Helping you is what we do.™ • Votre complice immobilier.™



# Jenny Beattie

Sales Representative



WADDELL  
ENGINEERING LTD.  
100 MOUNTAIN ROAD  
MARKET 100  
A3  
21-11-115

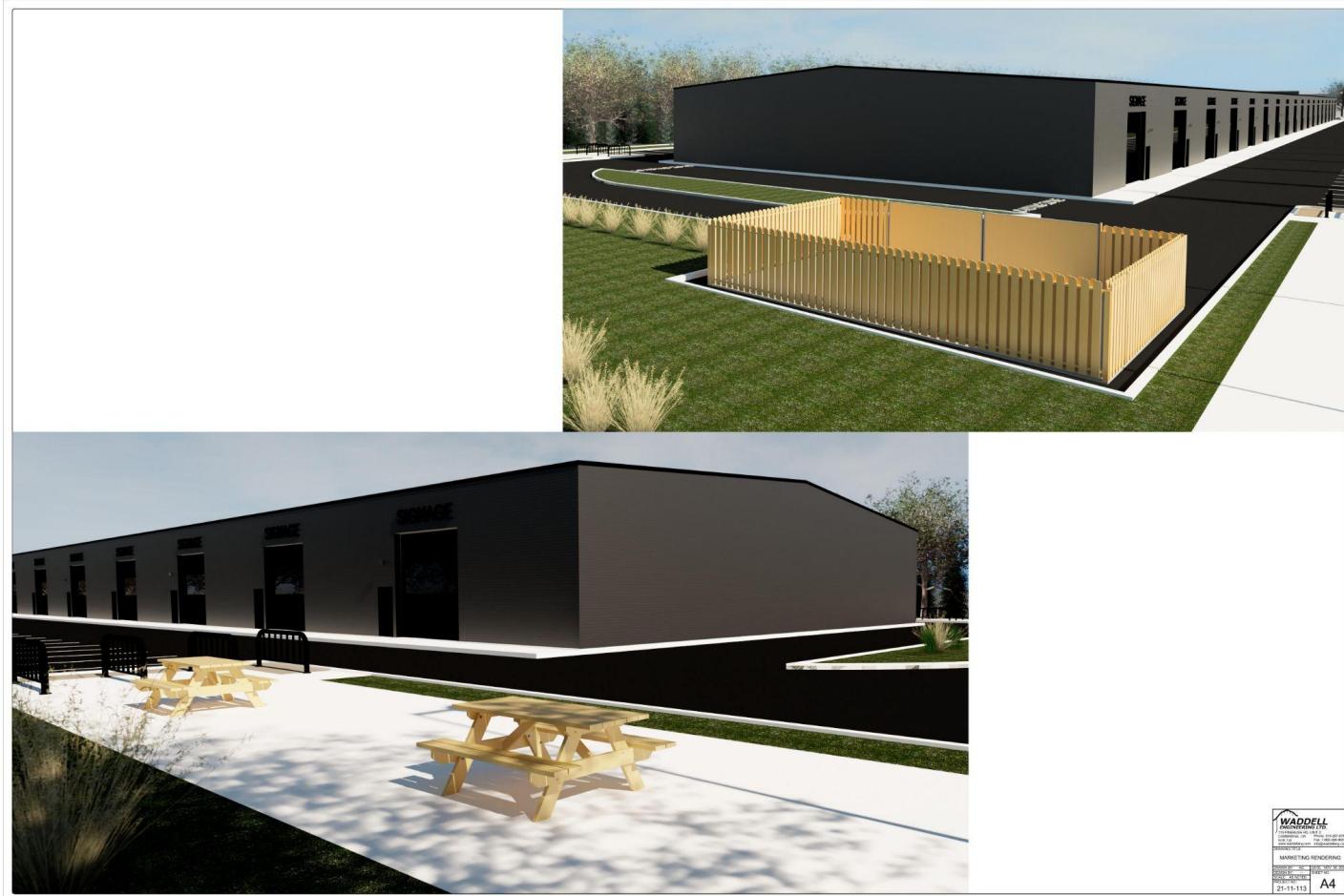
ROYAL LEPAGE  
100  
YEARS-ANS  
SINCE-DEPUIS 1913

Helping you is what we do.™ Votre complice immobilier.™



# Jenny Beattie

Sales Representative



**ROYAL LEPAGE**  
100 YEARS-ANS  
SINCE-DEPUIS 1913

Helping you is what we do.™ Votre complice immobilier.™



# Jenny Beattie

Sales Representative



140 MOUNTAIN ROAD Road, Collingwood, Ontario L9Y 3Z9

Client Full

[140 MOUNTAIN ROAD Rd Collingwood](#)

MLS® #: 40478359

Commercial Lease

Price: **\$18.50/Annual Sqft Net**

Simcoe County/Collingwood/CW01-Collingwood



#### Building and Land

Other Units # Of 0  
Bld Area Total: 93,597  
DOM:

Common Interest: **Freehold/None**  
Common Elements: **No**  
Free Standing Y/N:

#### Remarks/Directions

Public Rmks: **New 93,597 Sq ft Commercial/Industrial Building set to break ground Spring 2024 on Mountain Road in desirable Collingwood. Enhance the quality and value of your business by creating your own customized space starting from 2400 Sq ft and up depending on availability. MILLGAR Developments is offering multiple sized Units to suit your commercial use. Lots of natural light through Glass panelled 14' x 14' Bay doors & 18 ft to 22 ft sloped ceiling height. Bring your own design to life in this desirable and functional building. Get in early and lock in the square footage your business requires. Each unit will have rough in for bathroom & plumbing. This convenient location allows for easy access and is a central delivery hub for your clients with ample parking. Many business options with M5 Zoning, please see documents for the complete list. A great location for staff looking to bike to work with the Black Ash Creek trail running behind the property.**

Directions: **Go West on Mountain Road from High Street to Sign on Property. South Side of Mountain Road  
Commercial Doors**

# Of	Type	Height	Width	Bay Length	Bay Clear
36	Bay	14.00	14.00		

#### Exterior

Lot Shape:		Sewer: <b>(Municipal)</b>
Lot Front (Ft):	<b>232.90</b>	Water Source: <b>Municipal</b>
Area Influences:		
Topography:		
Local Impvmt:		
#Kes Units:		#Wrhse Units: <b>0</b>
Security Feat:		#Other Units: <b>0</b>
Basement:	<b>None, ,</b>	Ceiling Height: <b>18</b>
		# Hnd Wshrms: <b>0</b>

Additional Rent Costs Incl:**Building Insurance, Building Maintenance, Property Taxes, Snow Removal**

Additional Rent: **4.00**

Tenant Pays: **Heat, Hydro, Internet, Natural Gas, Signage, Tenant Insurance, Water**

#### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Zoning: <b>M5</b>	Survey: <b>None/</b>
Assess Val/Year: <b>/</b>	Hold Over Days: <b>90</b>
PIN: <b>582600567</b>	Occupant Type: <b>Vacant</b>
ROLL: <b>433105000219415</b>	Deposit:
Possession/Date: <b>Other/</b>	

#### Brokerage Information

List Date: **09/08/2023**  
List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#)

---

Source Board: The Lakelands Association of REALTORS®

Prepared By: Jenny Beattie, Salesperson

Date Prepared: 09/10/2023

\*Information deemed reliable but not guaranteed.® CoreLogic Matrix  
POWERED by [itsorealestate.ca](#). All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

**ROYAL LEPAGE**  
100 YEARS.ANS  
SINCE 1913

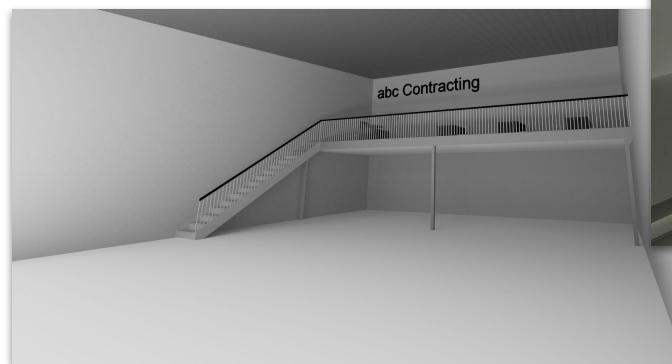
Helping you is what we do.™ Votre complice immobilier.™



**Jenny Beattie**  
Sales Representative

## THE BUILDING

- Looking for outstanding lease options? Whether you're looking for a new office, retail or industrial workshop space this building offers quality options to enhance the value of your business...expand or start fresh at 140 Mountain Road





**Jenny Beattie**  
Sales Representative

## THE BUILDING - Summary

- Gross floor area - 93,597 square feet available to design your own custom vision
- Multiple unit size options available starting at 2,500 square feet
- Concrete floors, steel walls and roughed in bathroom and water
- 18' to 22' sloped ceiling height
- Four parking spaces per 2,400 sq. ft. unit
- Large Bay Doors – 14x14 full glass panel doors
- M-5 Zoning \*see Collingwood Zoning for permitted uses
- Just imagine what you could do to your space!

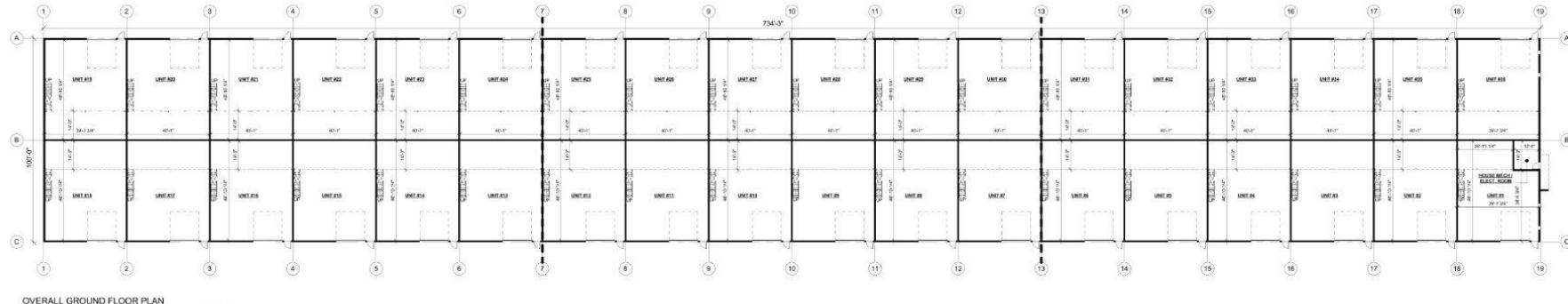


View a similar development by MILLGAR DEVELOPMENT PROPERTIES at  
<https://sites.elevatedphotos.ca/10grecocourt>



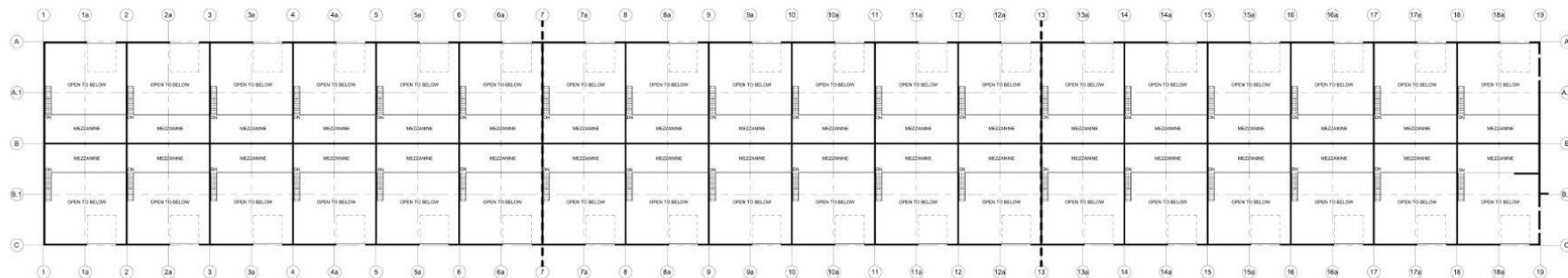
Jenny Beattie  
Sales Representative

# THE BUILDING - Ground Floor and Mezzanine Plans



OVERALL GROUND FLOOR PLAN

1'-0" = 20'-0"



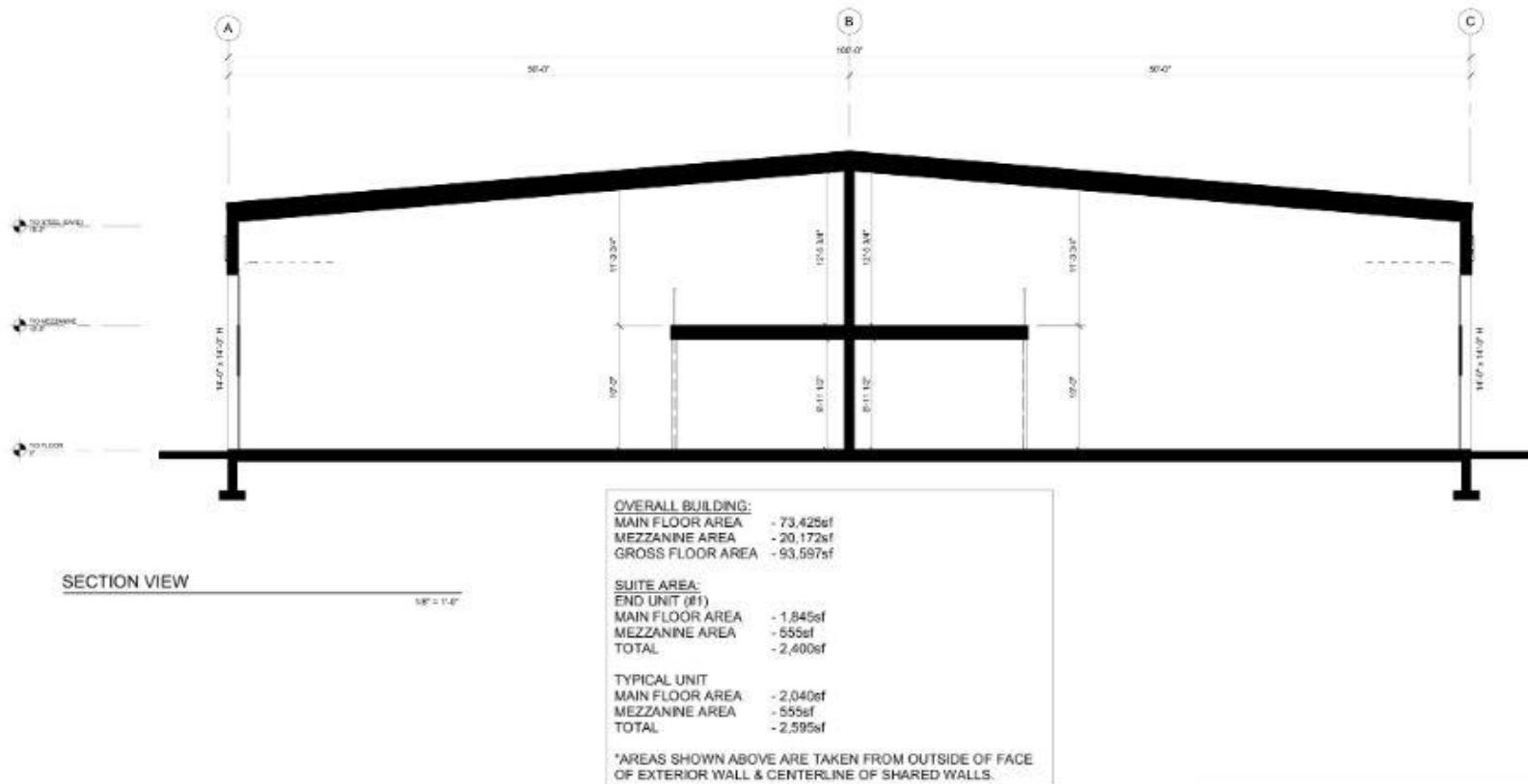
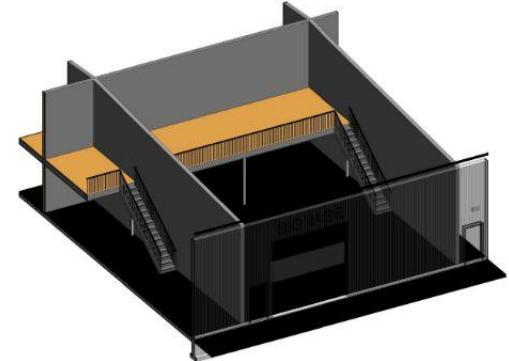
OVERALL MEZZANINE PLAN

1'-0" = 20'-0"



Jenny Beattie  
Sales Representative

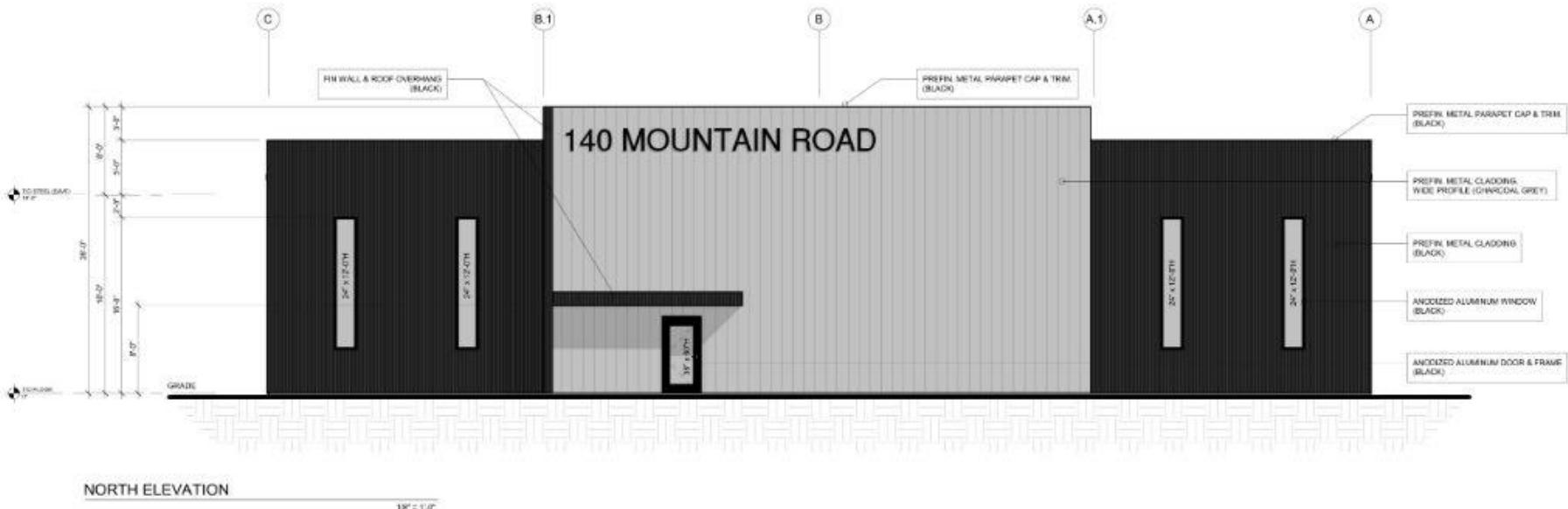
## THE BUILDING - Section View





Jenny Beattie  
Sales Representative

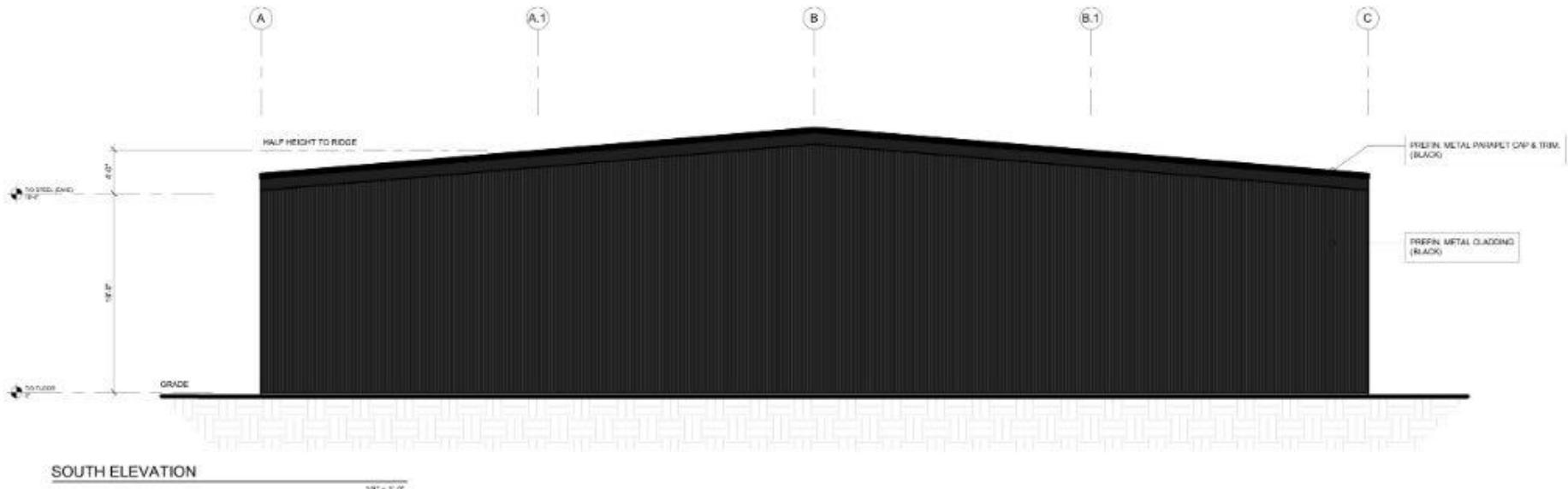
## THE BUILDING - Elevations





Jenny Beattie  
Sales Representative

## THE BUILDING - Elevations





Jenny Beattie  
Sales Representative

## THE BUILDING - Elevations



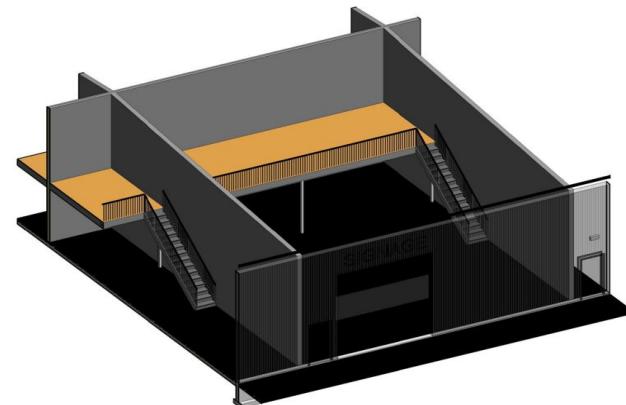
Helping you is what we do.™ Votre complice immobilier.™



**Jenny Beattie**  
Sales Representative

## THE LEASE

- Total lease cost includes ground floor area plus mezzanine area of each unit
- TMI in addition to Net Lease - Taxes, Maintenance & Insurance
- Tenant responsible for:
  - Heat, Hydro, Internet, Signage, Tenant Insurance, Utilities, Water/Sewer



<b>OVERALL BUILDING:</b>	
MAIN FLOOR AREA	- 73,425sf
MEZZANINE AREA	- 20,172sf
GROSS FLOOR AREA	- 93,597sf

<b>SUITE AREA:</b>	
END UNIT (#1)	
MAIN FLOOR AREA	- 1,845sf
MEZZANINE AREA	- 555sf
TOTAL	- 2,400sf

<b>TYPICAL UNIT</b>	
MAIN FLOOR AREA	- 2,040sf
MEZZANINE AREA	- 555sf
TOTAL	- 2,595sf

\*AREAS SHOWN ABOVE ARE TAKEN FROM OUTSIDE OF FACE OF EXTERIOR WALL & CENTERLINE OF SHARED WALLS.

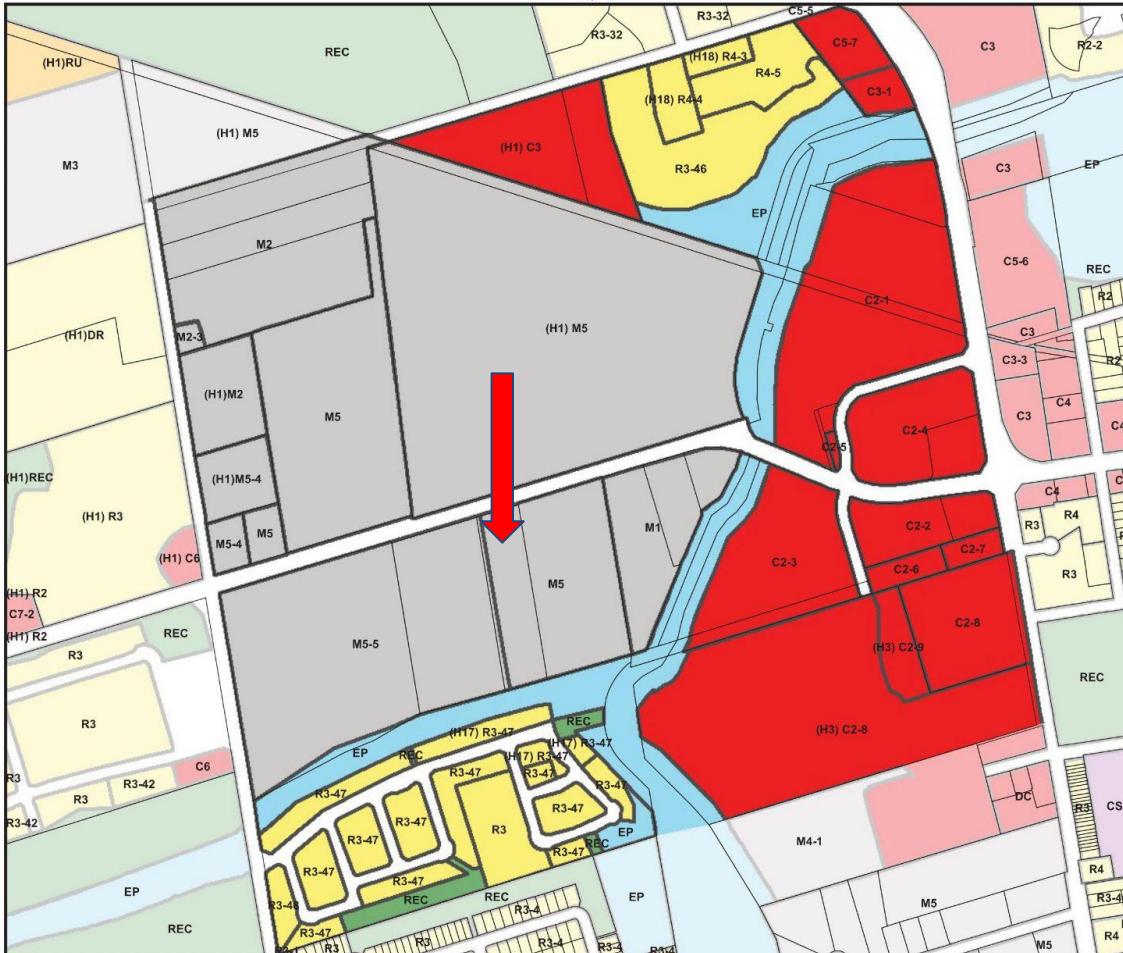
**ROYAL LEPAGE**  
100 YEARS.ANS  
SINCE 1913

Helping you is what we do.™ Votre complice immobilier.™



# Jenny Beattie

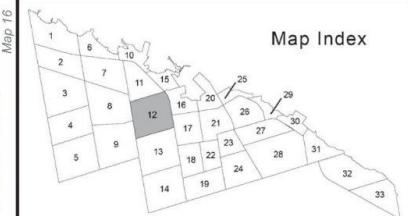
Sales Representative



## Collingwood Zoning By-Law Schedule 'A' - Map 12



## Map Index



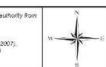
## REVISIONS

No.	Date	By-law
1	June 3, 2013	By-law No. 2013-048
2	June 7, 2013	By-Law No. 2013-044
3	July 8, 2013	By-law No. 2013-060
4	January 21, 2014	OMB Decision
5	August 20, 2014	OMB Decision
6	November 24, 2014	By-law No. 2014-085
7	February 8, 2016	By-law No. 2016-005
8	March 7, 2016	By-law No. 2016-014
9	June 10, 2016	By-law No. 2016-035
10	February 27, 2017	By-law No. 2017-012

1:6000 Metres  
5 50 100 150 200 250

Produced by the Town of Collingwood, Planning Services.  
The information contained herein is believed to be correct,  
however, the Town assumes no liability for negligence, inaccuracies  
or omissions. This drawing is not a legal survey.

This map, either in whole or in part, may not be reproduced without the written authority from  
The Corporation of the Town of Collingwood.  
Copyright The Corporation of the Town of Collingwood  
Land Information Network Cooperative - LINC 2007  
The Ontario Ministry of Natural Resources - Ontario's Green Grid (2007).  
©2007 Esri and its licensors. All rights reserved, and  
Members of the Ontario Geospatial Data Exchange.  
THIS IS NOT A PLAN OF SURVEY.

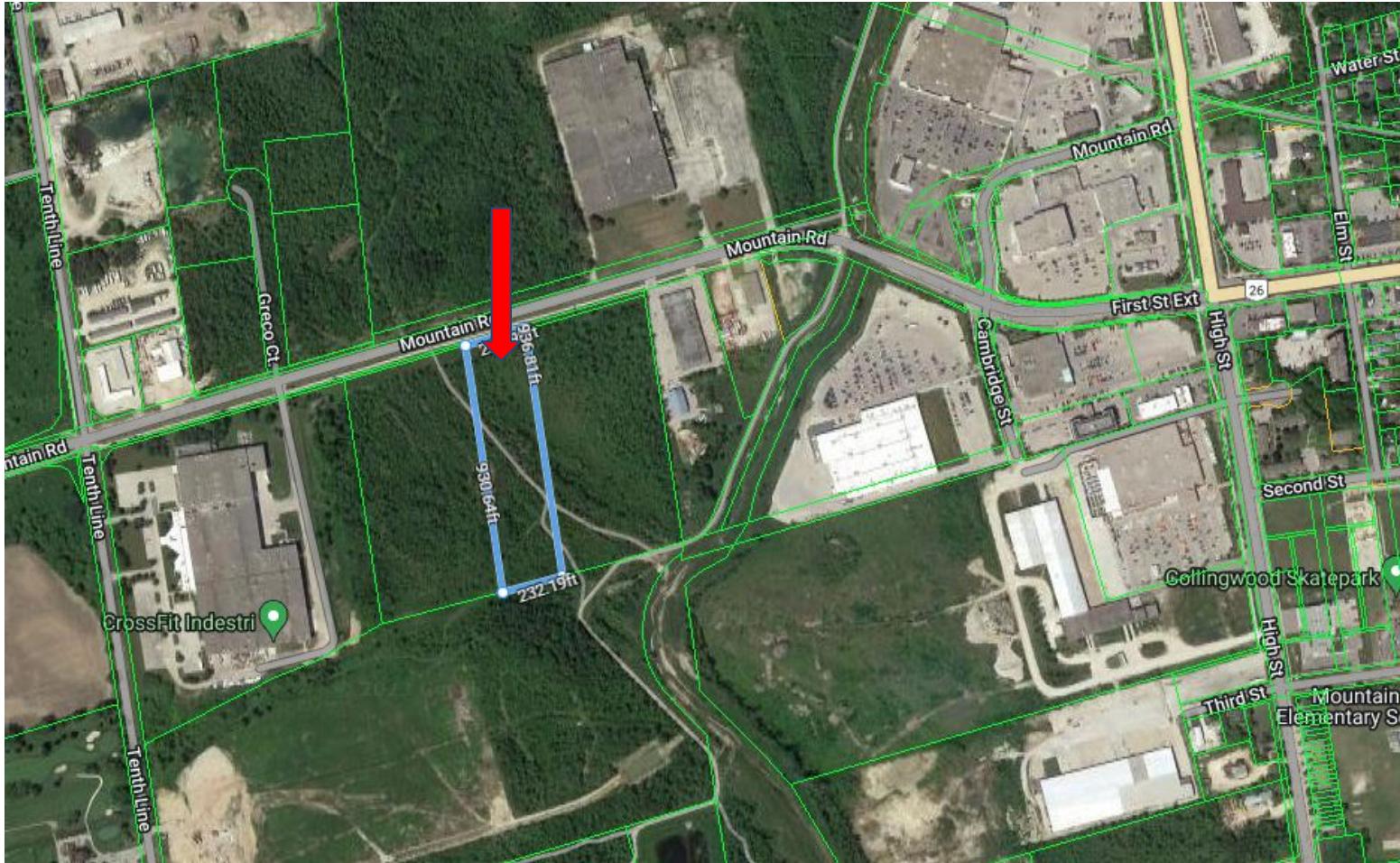


Helping you is what we do.<sup>TM</sup> • Votre complice immobilier.<sup>MC</sup>



# Jenny Beattie

Sales Representative





# Jenny Beattie

Sales Representative

## Collingwood Zoning By-law

### Section 8.0 Industrial Zones

#### 8.1 Industrial Permitted Uses

8.1.1 No person shall use any land or construct or use any building or structure in any Industrial zone except in accordance with Table 8.1.1.1, entitled Industrial Permitted Uses.

Table 8.1.1.1 Industrial Permitted Uses

Uses	Zones				
	M1	M2	M3	M4	M5
Accessory sales outlet	✓(a)	✓(a)	✓(a)	✓(a)	✓(a)
Adult entertainment establishment		✓			
Adventure game	✓				✓
Ambulance service	✓	✓		✓	✓
Animal boarding establishment	✓(e)				
Arena	✓			✓	✓
Assembly hall	✓		✓	✓	
Broadcasting	✓		✓	✓	
Bulk storage		✓			
Business office	✓			✓	✓
Business service establishment	✓			✓	✓
Business type hotel or motel				✓	
Brewery		✓(i)			
Call centre	✓			✓	✓
Catering service	✓			✓	✓
Commercial parking lot	✓	✓		✓	✓
Commercial school	✓			✓	✓
Community garden	✓	✓	✓	✓	✓
Composting facility		✓	✓		
Concrete plant	✓				
Crematorium	✓				
Crematorium, pet	✓				
Custom workshop	✓	✓		✓	✓
Distillery		✓			
Dry cleaner's establishment	✓			✓	✓
Dry cleaning plant	✓	✓			✓
Equipment Rental	✓				✓
Financial & insurance service office	✓(f)		✓(f)	✓(f)	

Enactment Date: April 12, 2010 Section 8: Industrial Zones

8-1

## Collingwood Zoning By-law

Uses	Zones				
	M1	M2	M3	M4	M5
Freight depot		✓			
Garden supply outlet	✓			✓	✓
Health club	✓			✓	✓
Heavy contractor yard			✓		
Incinerator plant				✓	
Kennel	✓(e)	✓(e)			✓(e)
Landfill				✓	
Life skills centre	✓			✓	✓
Machine shop	✓	✓			✓
Machinery dealership	✓				✓
Manufacturing, processing, assembly, or fabrication plant	✓	✓		✓	✓
Material recovery facility		✓	✓		
Motor vehicle gasoline station	✓	✓		✓	✓
Motor vehicle repair garage	✓	✓			✓
Motor vehicle supply outlet	✓	✓			✓
Motor vehicle towing	✓	✓			
Motor vehicle wash	✓	✓		✓	✓
Newspaper	✓			✓	✓
Open market	✓				
Pet day care centre	✓(e)			✓	✓
Petroleum wholesaler			✓		
Place of entertainment				✓	
Place of worship	✓			✓	
Pool and spa Store	✓			✓	✓
Professional service office	✓(f)			✓(f)	✓(f)
Real estate service Office	✓(f)			✓(f)	✓(f)
Recreational vehicle dealership	✓				
Refreshment vehicle	✓(h)			✓(h)	✓(h)
Repair shop	✓			✓	✓
Self brewery	✓		✓		✓
Storage, concealed outside	✓(c)				✓(c)
Storage, outside		✓(b)	✓(b)		
Storage, outside display and sale	✓(d)	✓(d)	✓(d)	✓(d)	✓(d)
Taxi establishment	✓				
Veterinarian clinic	✓(e)			✓	✓(e)
Warehouse	✓	✓		✓	✓
Wholesale outlet	✓	✓		✓	✓
Other provisions	(g)	(g)	(g)	(g)	(g)

Enactment Date: April 12, 2010 Section 8: Industrial Zones

8-2

# FOR MORE INFORMATION...

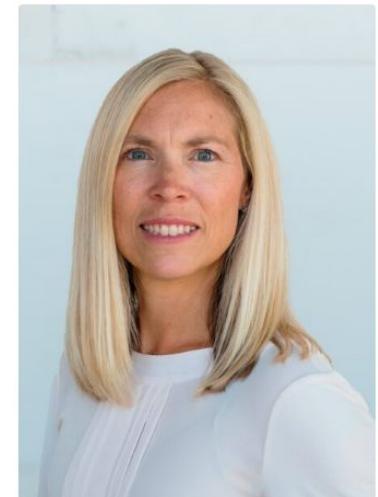
*Jenny Beattie*

*Sales Representative*

*Royal LePage Locations North, Brokerage*

*705-795-5482*

*[jbeattie@royallepage.ca](mailto:jbeattie@royallepage.ca)*



Helping you is what we do.™ • Votre complice immobilier.™