



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

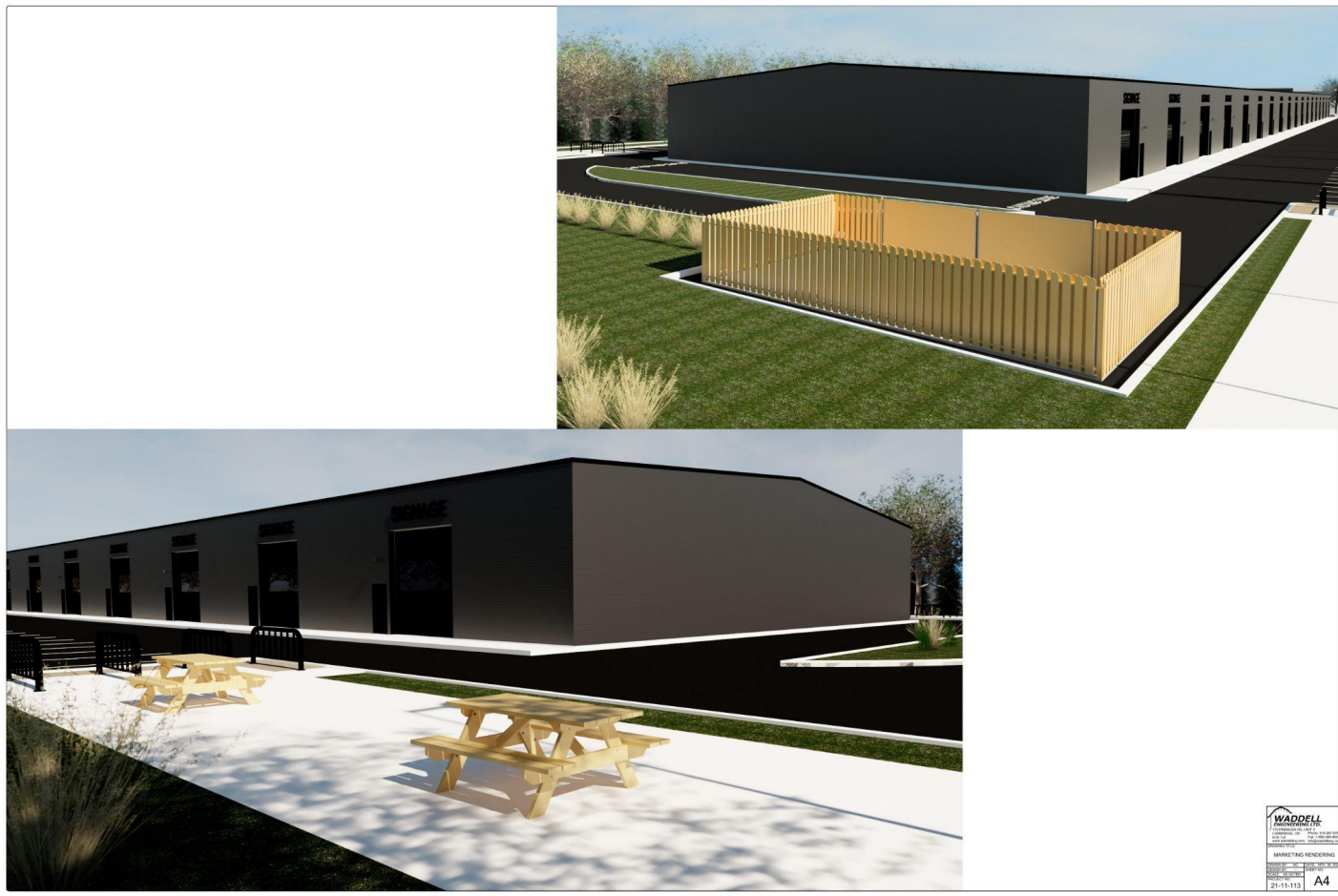
Sales Representative





Jenny Beattie

Sales Representative



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
Bld Area Total:
DOM:

0
93,597
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:	Sewer (Municipal)
Lot Front (Ft):	232.90	Water Source:	Municipal
Area Influences:	Ample Parking, Business Centre, High Traffic Area, Visual Exposure		
Topography:			
Local Impvmt:			
#Res Units:		#Wrhse Units:	0
Security Feat:		Seating Capacity:	Ceiling Height 18
Basement:	None,	# Hnd Wshrms:	

Commercial/Financial

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

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 [iSorealestate.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.



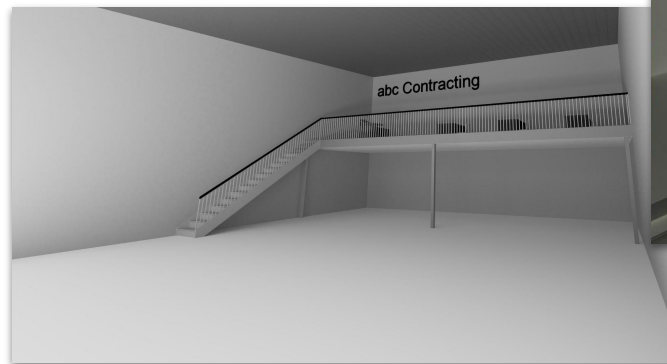
Helping you is what we do. • Votre complice immobilier.



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



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



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/10greccourt>

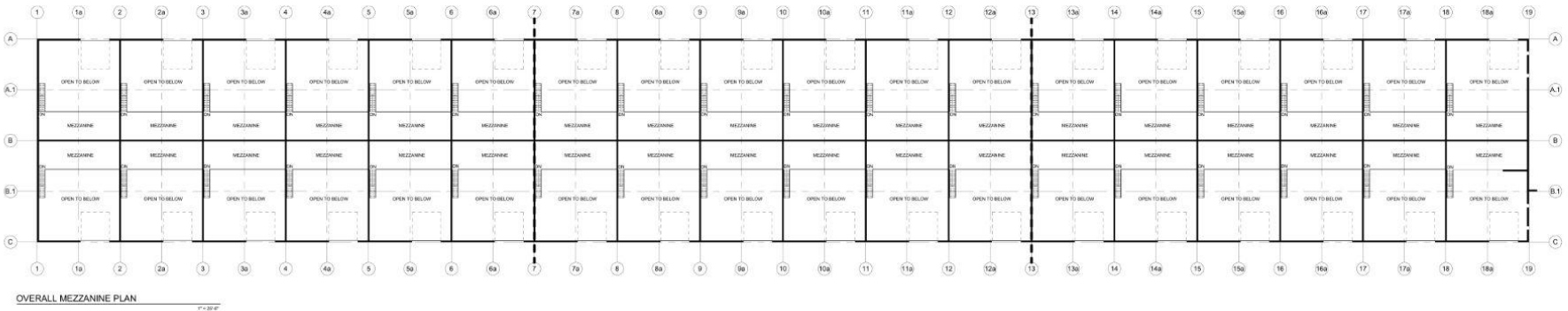
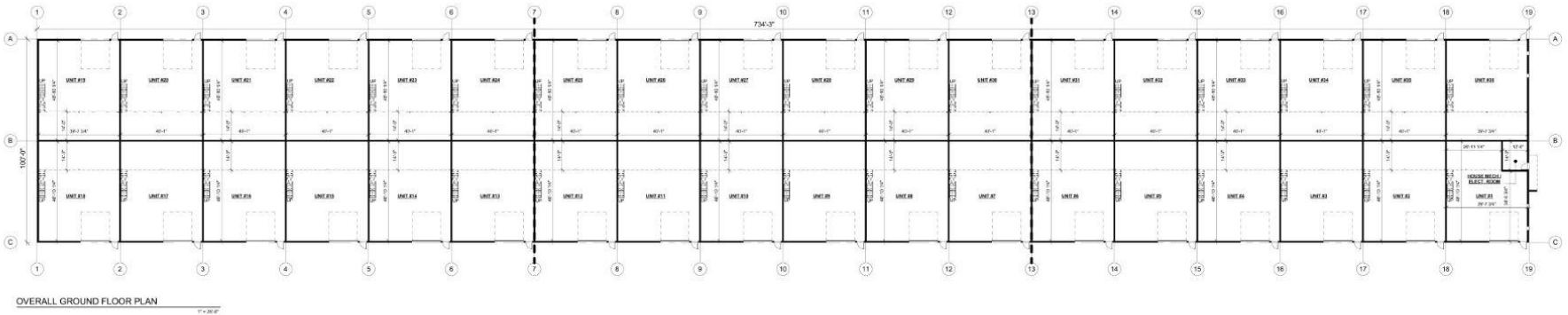


Helping you is what we do. • Votre complice immobilier.



Jenny Beattie
Sales Representative

THE BUILDING - Ground Floor and Mezzanine Plans



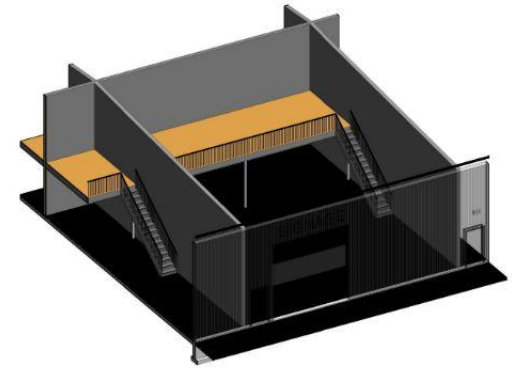
ROYAL LEPAGE

100
YEARS-ANS
SINCE • DEPUIS 1913

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



Jenny Beattie
Sales Representative



THE BUILDING - Section View



SECTION VIEW

1/8" = 1'-0"

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

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

TYPICAL UNIT
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.



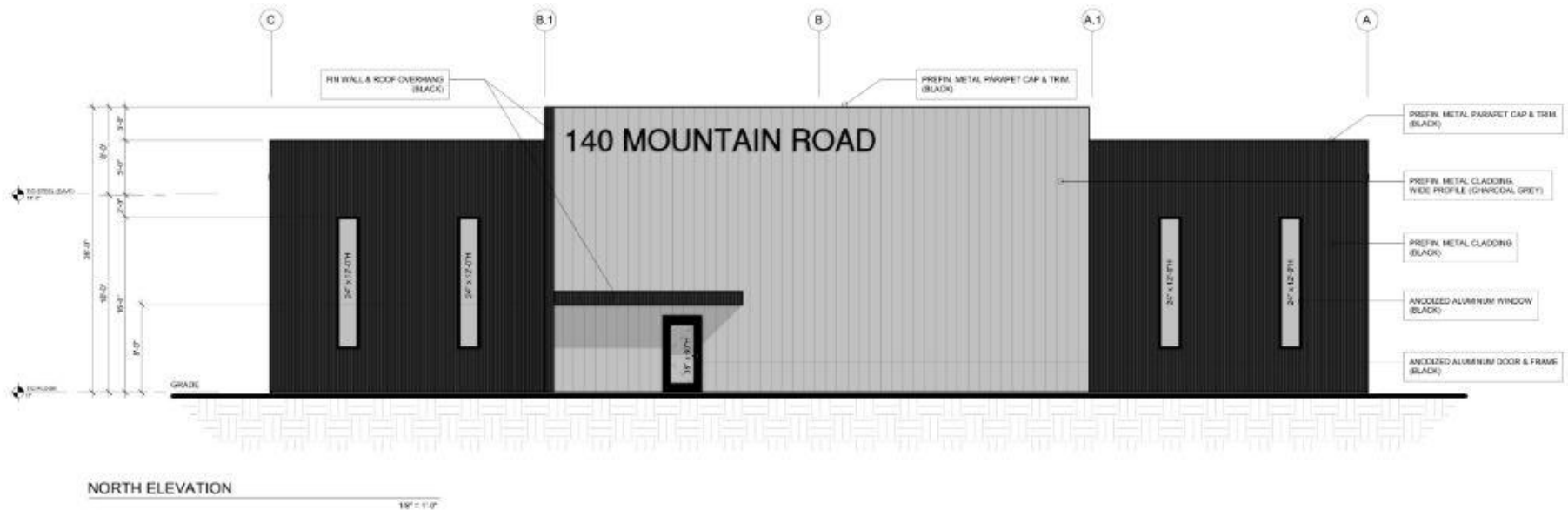
100
YEARS • ANS
SINCE • DEPUIS 1913

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



Jenny Beattie
Sales Representative

THE BUILDING - Elevations



ROYAL LePAGE

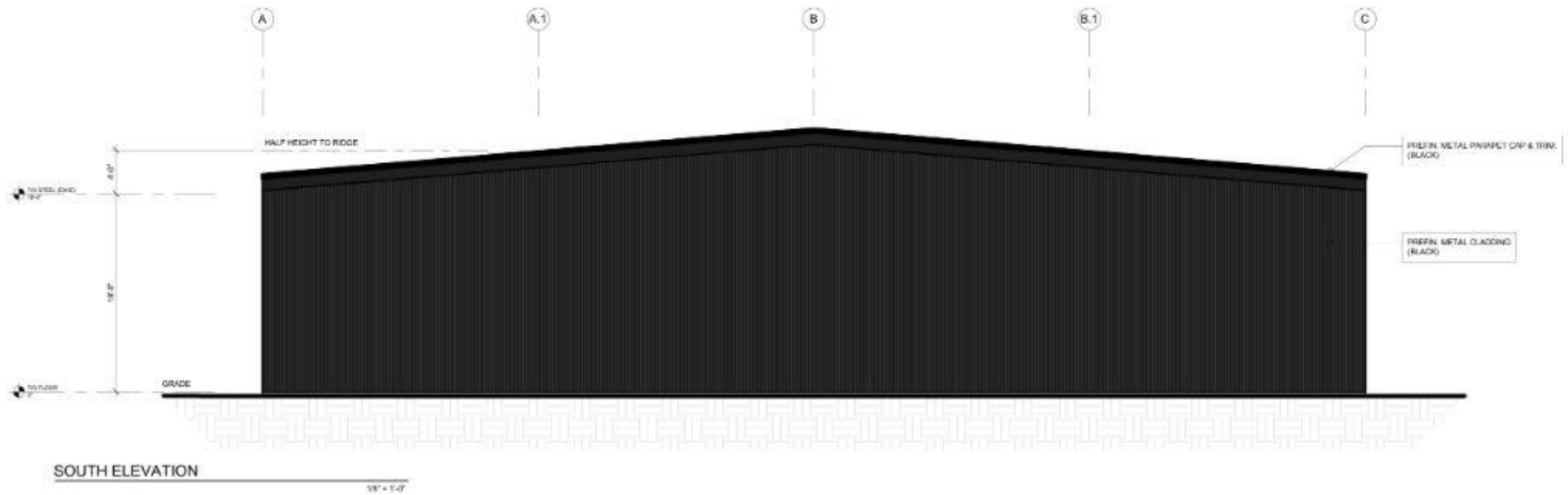
100
YEARS-ANS
SINCE • DEPUIS 1913

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



Jenny Beattie
Sales Representative

THE BUILDING - Elevations

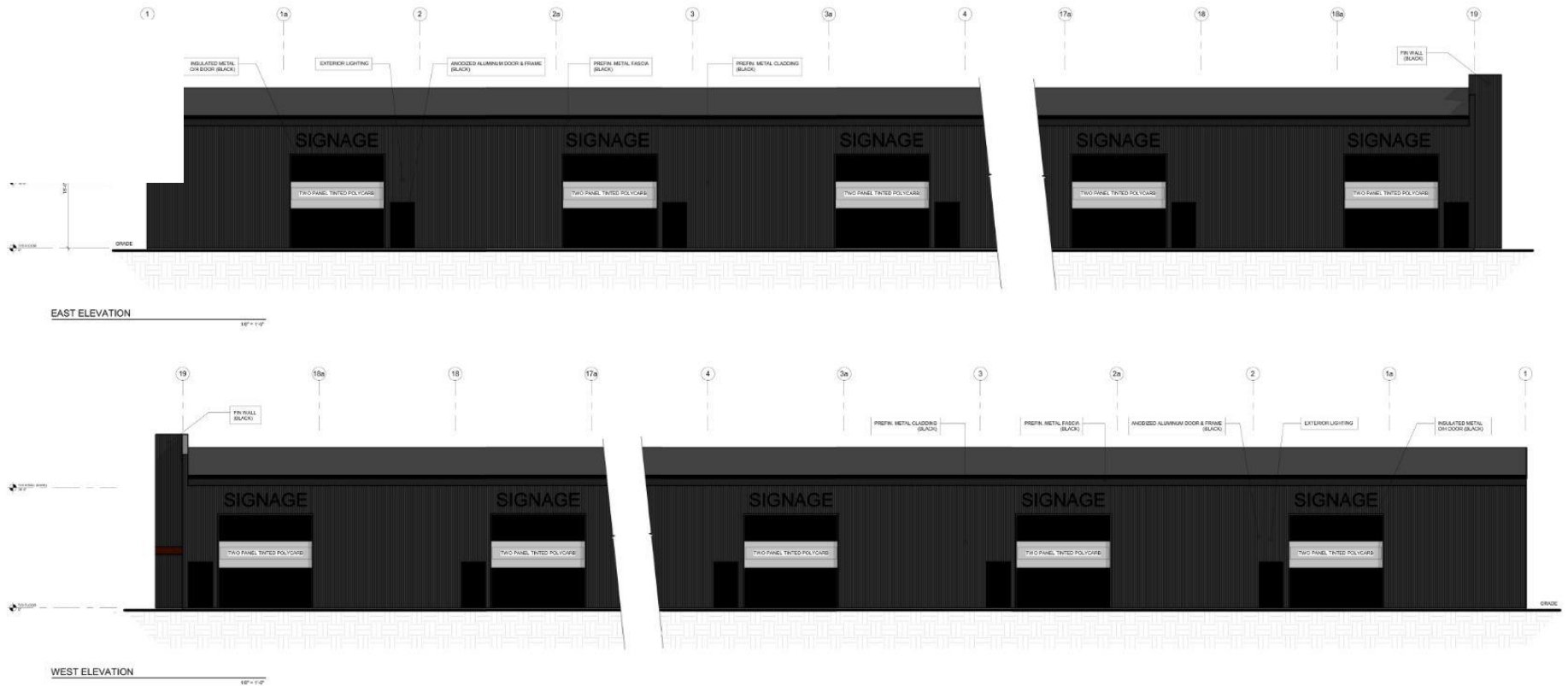


Helping you is what we do. • Votre complice immobilier.



Jenny Beattie
J|B
Real Estate
Sales Representative

THE BUILDING - Elevations



ROYAL LePAGE

100
YEARS-ANS
SINCE • DEPUIS 1913

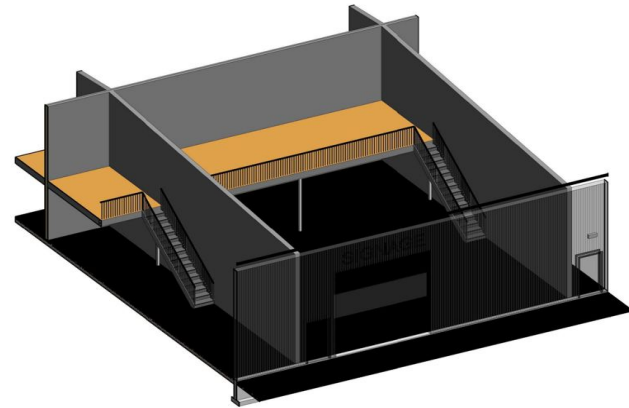
Helping you is what we do. • Votre complice immobilier.



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



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

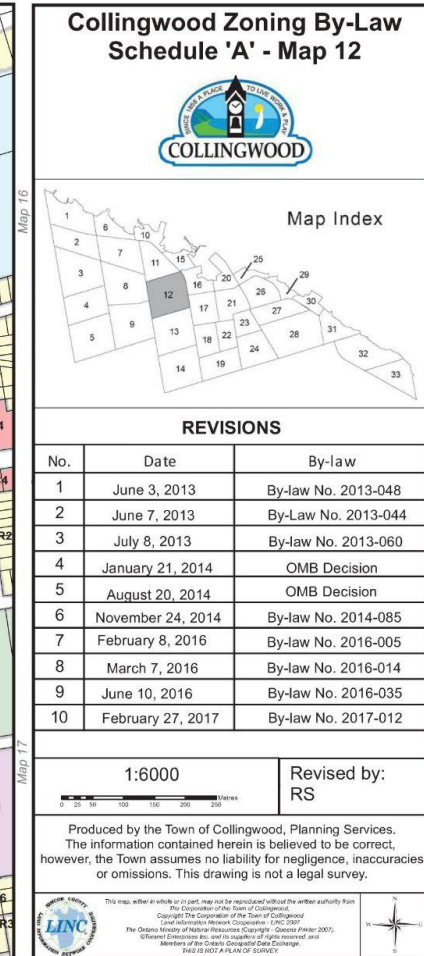
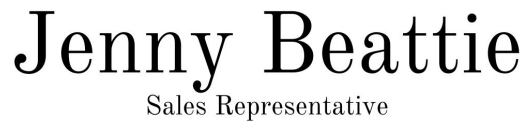
SUITE AREA:
END UNIT (#1)
MAIN FLOOR AREA - 1,845sf
MEZZANINE AREA - 555sf
TOTAL - 2,400sf

TYPICAL UNIT
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.



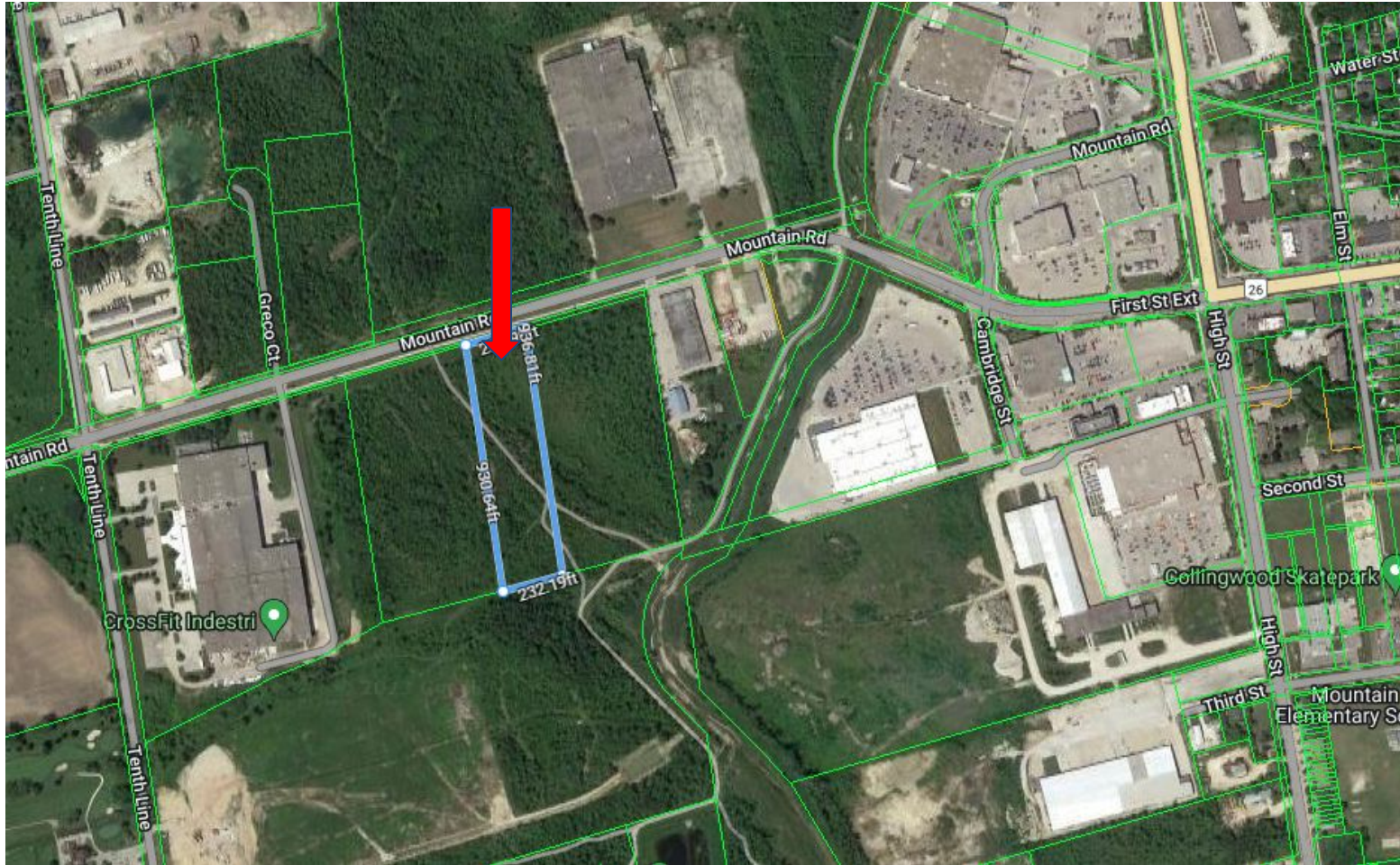
Helping you is what we do. • Votre complice immobilier.





Jenny Beattie

Sales Representative



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



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		✓(l)			
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

ROYAL LEPAGE

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

100
YEARS-ANS
SINCE • DEPUIS 1913

FOR MORE INFORMATION...

Jenny Beattie

Sales Representative

Royal LePage Locations North, Brokerage

705-795-5482

jbeattie@royallepage.ca



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