

FOR SALE



81 Todd Road, Georgetown ON

ASSET OVERVIEW

81 Todd Road, Georgetown, ON

Total Area	40,157 SF
Office	12,700 SF
Industrial	27,457 SF
Building Footprint	30,105 SF
Truck Level Doors	4
Power	800 Amps / 600 Volts
Zoning	EMP 1
Outside Storage	Yes



EMP 1

8.2 PERMITTED USES

Uses permitted in an Urban Employment Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 8.1. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table 8.1 below:

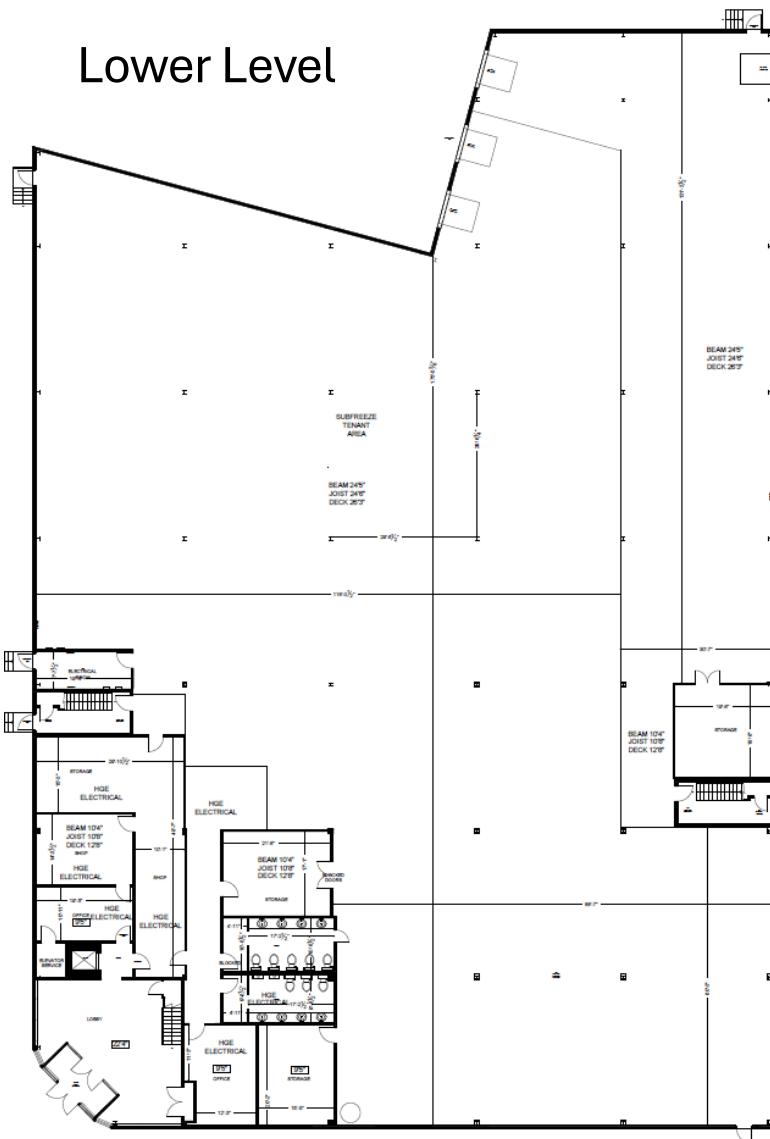


USE	EMP1
<i>Aggregate Transfer Stations</i> <i>(Under Appeal)</i>	X (1)(6)(Z)
Banquet Halls	X
Body Rub Establishments	X (4)
Business Offices	X (3)
Bulk Storage Facilities	X (5)
<i>Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities</i>	X (8)
Commercial Fitness Centres	X (5)
Commercial Self Storage Facilities	X(5)
<i>Concrete Batching Plants</i> <i>(Under Appeal)</i>	X (1)(6)(Z)
<i>Contractors' Establishments</i> <i>(Under Appeal)</i>	X (1)(6)(Z)

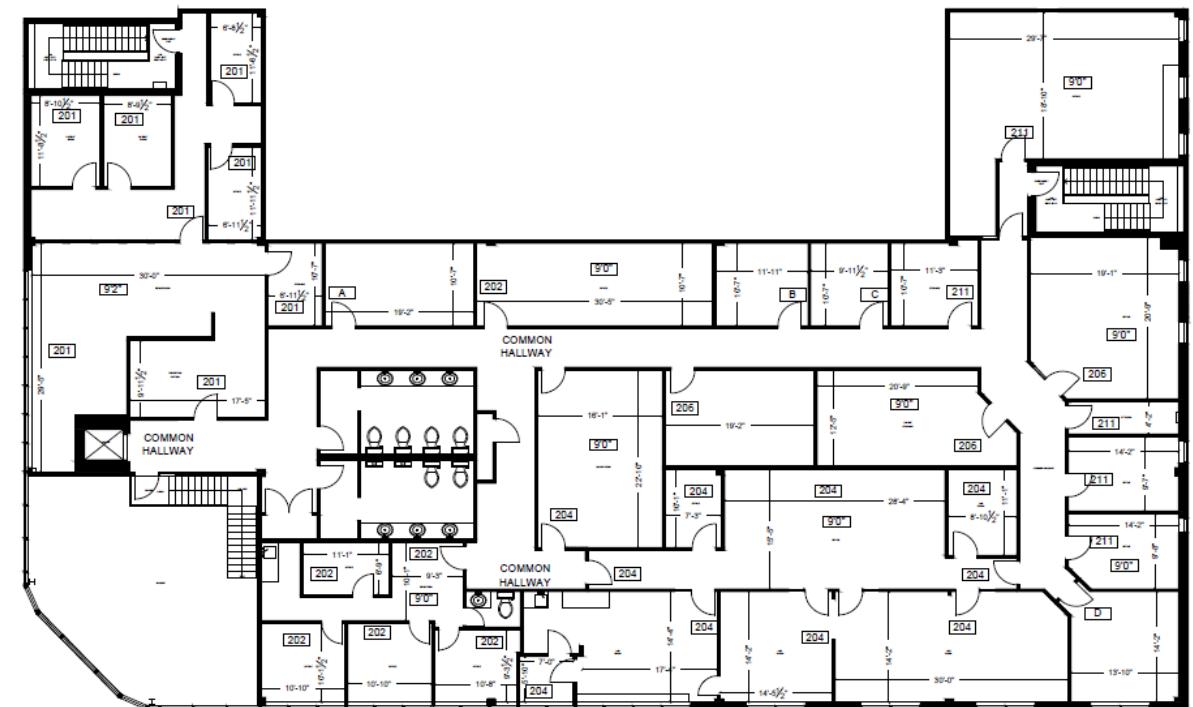
USE	EMP1
Day Nurseries	X (5)
Emergency Service Facilities	X
Industrial Uses	X
Motor Vehicle Body Shops	X (5)
Motor Vehicle Repair Establishments	X (5)
Outdoor Storage, Accessory	X (1)
<i>Outdoor Storage Uses</i> <i>(Under Appeal)</i>	X (1)(6)(Z)
Printing and Photocopy Establishments	X (3)
Private Clubs	X
Retail Stores, Accessory	X (2)
Schools, Commercial	X (5)
Schools, Private	X (5)
Service Shops	X
Transport Terminals	X (1)

FLOOR PLAN

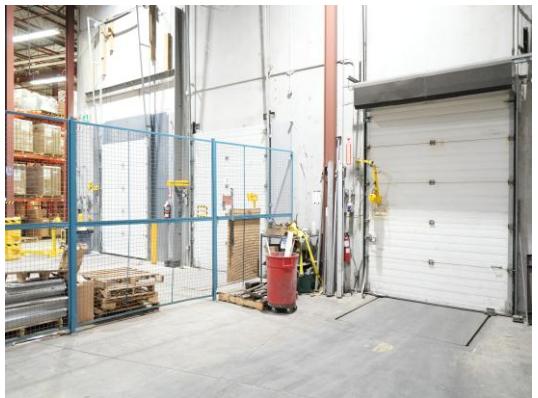
Lower Level



Upper Level



PICTURES





For more information and to tour the property, please contact:

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