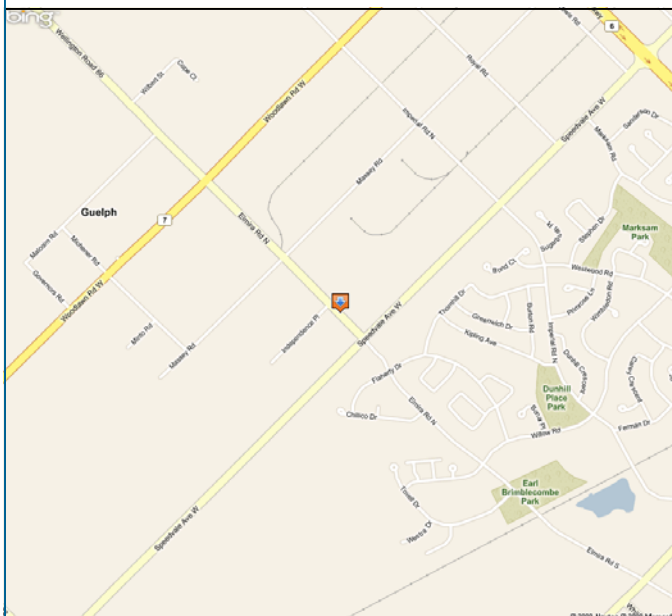


FOR LEASE

MELRAN MALL

PRIME INDUSTRIAL UNITS

355 ELMIRA ROAD NORTH, GUELPH, ONTARIO



OPPORTUNITY:

To lease industrial/commercial units in a prime complex, located in Guelph's North-West Industrial area.

Space Available:

Unit #112: +/- 2,375 Sq.Ft.
Unit #114: +/- 2,295 Sq.Ft.

Loading: 1 Drive-In Door per Unit

Ceiling Height: Up to 16' clear

**Heating/
Cooling:** Roof-top HVAC

Zoning: B.3-5

Lease: Landlord's Standard

Minimum Rent: \$7.00/Sq.Ft. Net

MICHAEL MERKER

Broker of Record

Tel: 519.824.9900 x22

Fax: 519.824.2471

Email: mmerker@parkcapital.ca



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PARK CAPITAL INC.

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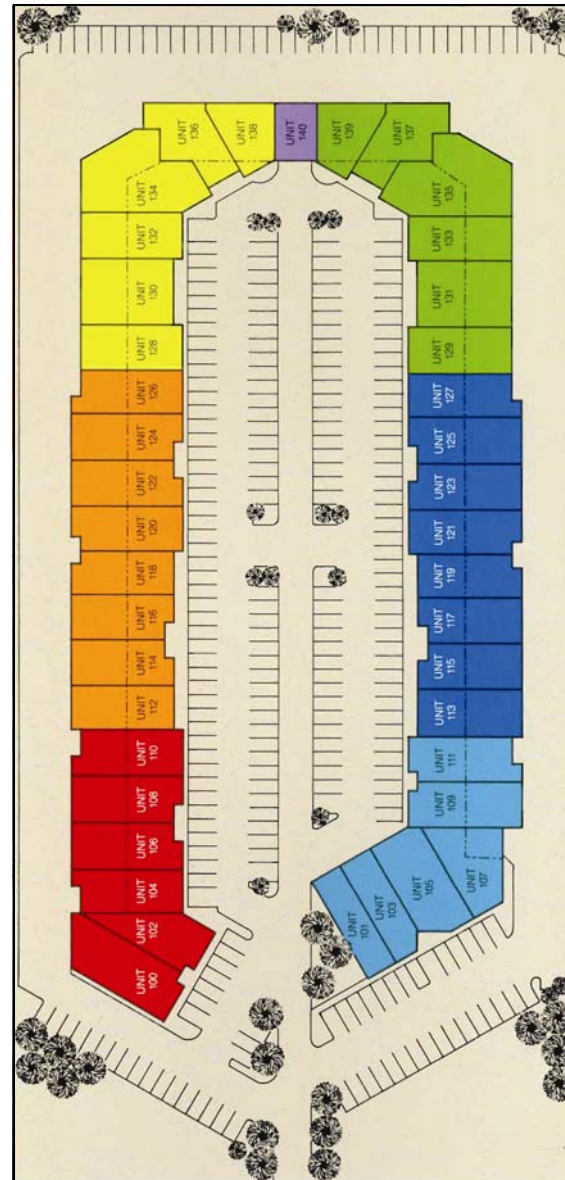
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