

FOR LEASE

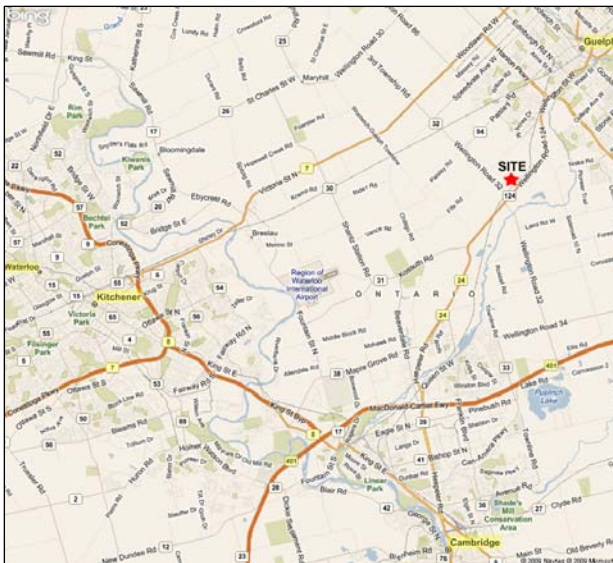
PRIME LOCATION

FREESTANDING INDUSTRIAL BUILDING

7026 WELLINGTON ROAD 124, GUELPH-ERAMOSA, ONTARIO



- PRIME LOCATION
- AMPLE LOADING
- EASY ACCESS TO KITCHENER/WATERLOO, CAMBRIDGE AND GUELPH MARKETS
- IDEAL FOR MANUFACTURING / WAREHOUSING / DISTRIBUTION
- M-1 ZONING ALLOWS VARIETY OF USES



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- BUILDING SIZE:** +/- 24,300 Sq.Ft.
- LOT SIZE:** +/- 1.04 Ac.
- CEILING HEIGHT:** +/- 16'
- LOADING:**
- 4 - 10' X 10' Loading Docks
 - 1 - 20' x 16' Drive-In Door
- POWER:** 600 A / 550 V
- BAY SIZE:** 27' X 30'
- LEASE RATE:** \$ 4.75/Sq.Ft. (NET)

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