

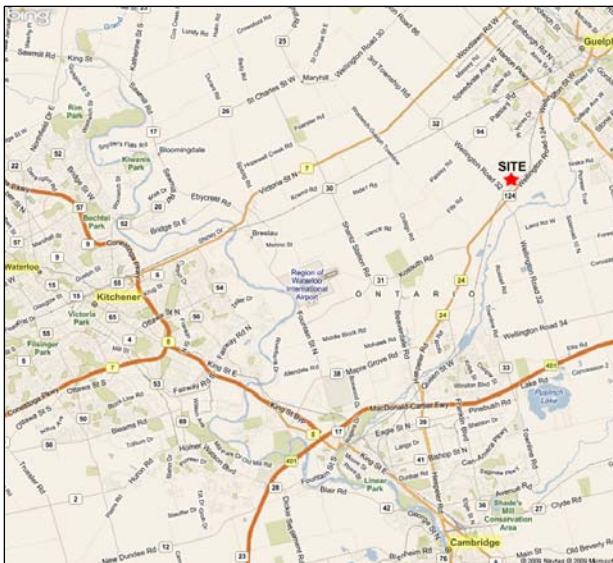
FOR LEASE

# PRIME LOCATION INDUSTRIAL BUILDING

7026 WELLINGTON ROAD 124, GUELPH-ERAMOSA, ONTARIO



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



The information contained herein is for advertising and general information purposes only. Park Capital Inc. and its agents have relied upon the owner and other sources for the information provided in this material and although we believe it to be substantially accurate, it is all subject to verification by the prospective purchaser or tenant and his/her/its respective legal, tax and other advisors. Park Capital Inc. and its agents assume no liability for the accuracy or use of this information in any manner by anyone and reliance upon or use of this information by anyone is solely at his/her/its own risk. Park Capital Inc. and its agents reserve the right to change prices, terms and other conditions or withdraw the property from sale and/or lease without notice. This material does not constitute an offer for sale or lease. Park Capital Inc., Brokerage.

<b>BUILDING SIZE:</b>	+/- 24,300 Sq.Ft.
<b>SPACE AVAILABLE:</b>	+/- 16,200 Sq.Ft.
<b>LOT SIZE:</b>	+/- 1.04 Ac.
<b>CEILING HEIGHT:</b>	+/- 16'
<b>LOADING:</b>	1 - 20' x 16' Drive-In Door
<b>POWER:</b>	600 A / 550 V
<b>BAY SIZE:</b>	27' X 30'
<b>LEASE RATE:</b>	\$ 4.75/Sq.Ft. (NET)

## **PARK CAPITAL INC.**

76 Dawson Road, P.O. Box 923  
Guelph, Ontario N1H 6M6  
Tel: 519.824.9900 - Fax: 519.824.2471  
Email: info@parkcapital.ca

## **MICHAEL MERKER**

Broker of Record  
Tel: 519.824.9900 x22  
Email: mmerker@parkcapital.ca



**COMMERCIAL**

[www.parkcapital.ca](http://www.parkcapital.ca)

Serving Local & Offshore Investors