

FOR SALE

# INDUSTRIAL BUILDING

76 DAWSON ROAD, GUELPH, ONTARIO

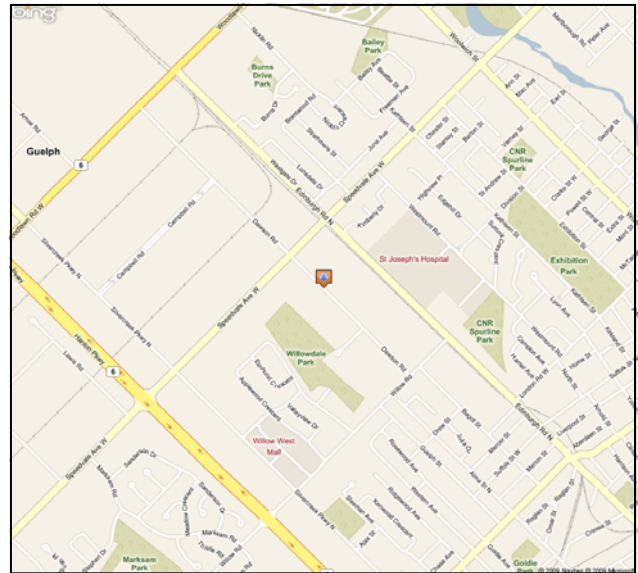


## DETAILS:

Building Size: +/- 30,800 Sq.Ft.  
Lot Size: 1.79 Acres (260' x 300')  
Loading:

- 2 Drive-In Doors
- 2 Dock-Level Doors

Heating: Gas fired Unit Heaters  
H.V.A.C. in office area  
Electrical: 600 Amp / 550 Volt  
Ceiling Height: 14' - 16' Clear  
Zoning: B.4 (Industrial)  
Realty Taxes: \$ 44,727.11 (2010)  
Asking Price: \$1,799,000.00



## **MICHAEL MERKER**

Broker of Record  
Tel: 519.824.9900 x22  
Fax: 519.824.2471  
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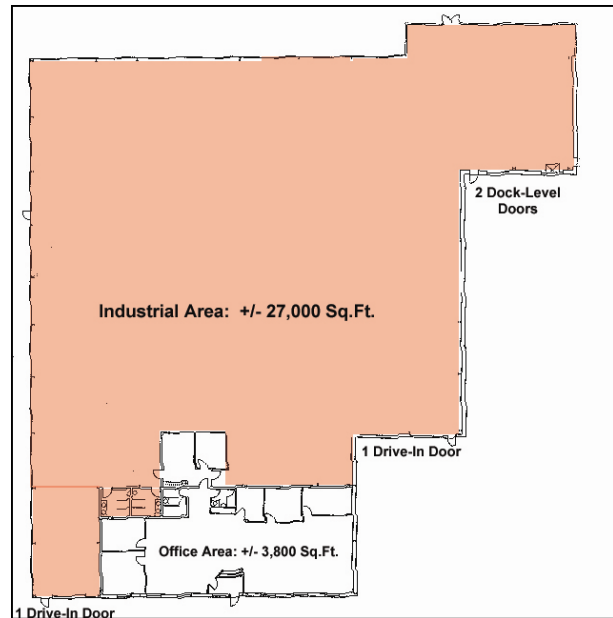
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