



Park Capital Inc., Brokerage  
76 Dawson Road, P.O. Box 923  
Guelph, ON, N1H 6M6

Tel: (519) 824-9900 – Fax: (519) 824-2471

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

# PRIME INDUSTRIAL SPACE FOR LEASE: 999 YORK ROAD, GUELPH



- York-Watson Industrial Park Location
- Full Mezzanine over Office area
- Available April 1, 2008

**Space Available:** +/- 14,933 Sq.Ft. (Industrial)  
+/- 4,279 Sq.Ft. (Office)  
**+/- 19,212 Sq.Ft. (Total)**

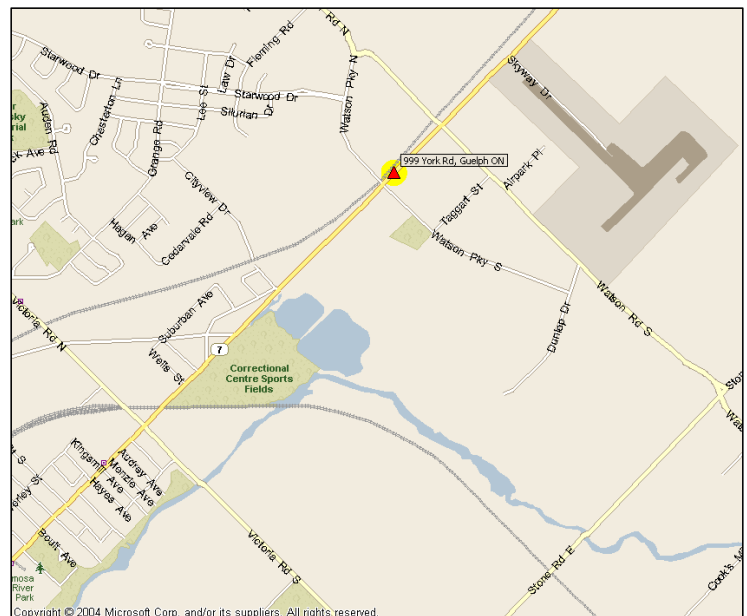
**Heating/Cooling:** HVAC in Office area  
Radiant Gas in Warehouse area

**Loading:** 1 Dock-Level Door  
3 Drive-In Doors

**Ceiling Height:** Approx. 17' Clear

**Zoning:** B.2 (Industrial)

**Rental Rate:** \$5.50/Sq.Ft. Net



For further information, please contact...

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Broker of Record/President  
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