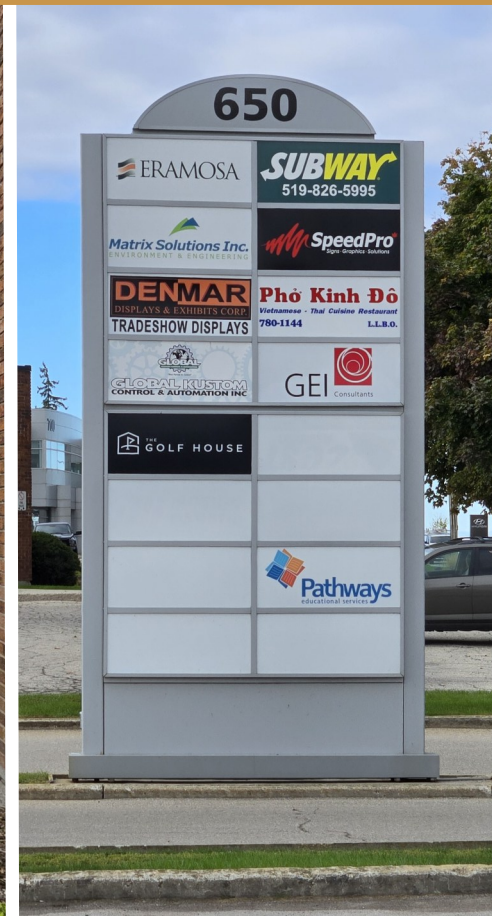


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WOODLAWN ROAD WEST, B17, GUELPH

FOR LEASE SERVICE COMMERCIAL/INDUSTRIAL SPACE



AVAILABILITY

UNIT B17 - 4,263 SQ FT

LEASE RATE

\$13.95/SQ FT NET

ADDITIONAL RENT

\$7.02/SQ FT + UTILS

ZONING

SC.2-2

POSSESSION

IMMEDIATE

FEATURES

- * Located on Woodlawn Rd W, between Imperial Rd N and Elmira Rd N
- * Clean industrial/warehouse space
- * Unit features large open warehousing area with high ceilings and clean concrete flooring
- * 1-12'x10' drive in door, 16' ceilings and an estimated 600Amp,125Volt power
- * Access the unit through vestibule at the front or man door at the back
- * Large windows throughout for lots of natural light
- * Small waiting style area at the front with one office, washroom with shower and wash station area in the warehouse
- * Ample on-site free parking & Great signage opportunity

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519-742-7000 x 104

MICHAEL CONRAD
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Coupal Markou

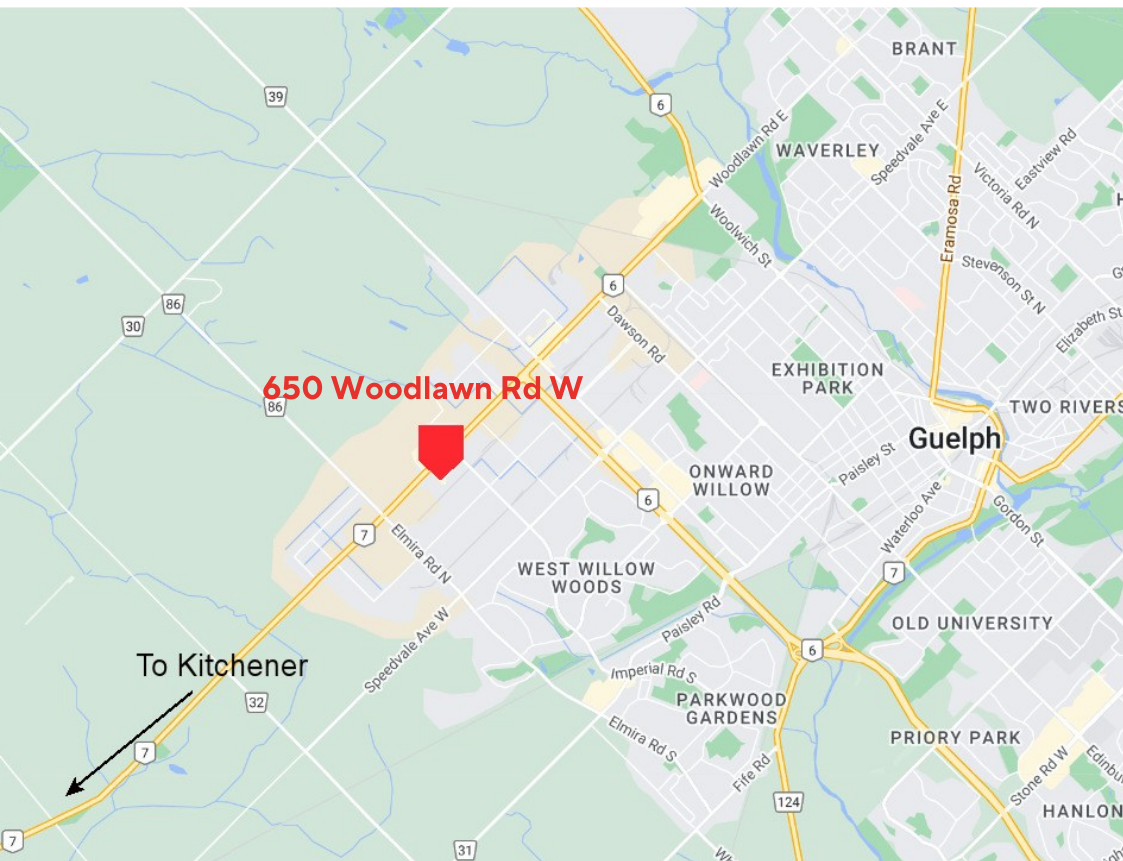
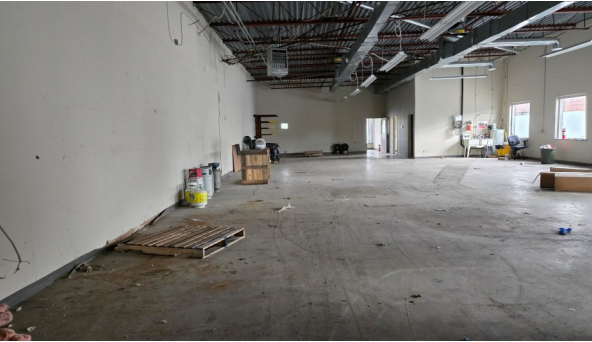
Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

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