

FOR SALE - USER/INVESTMENT | INDUSTRIAL

26 FRENCH DR

MONO, ON

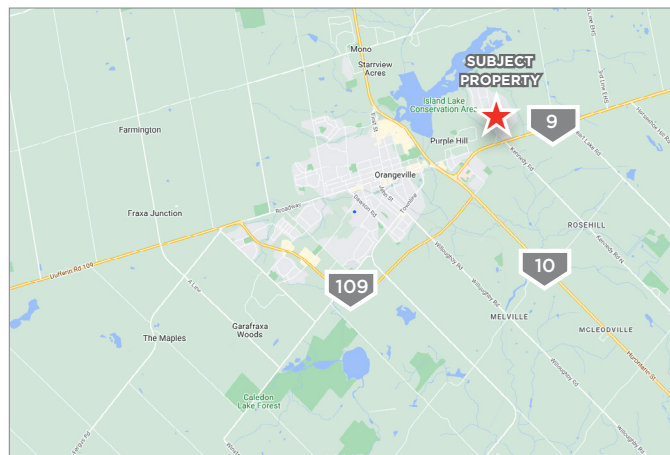


OUTSIDE STORAGE PERMITTED

PROPERTY DETAILS

	MAIN BUILDING	REAR BUILDING
SIZE / OFFICE SPACE:	15,536 SF / 1,960 SF	4,582 SF / 336 SF
CLEAR HEIGHT:	21' 6"	14' 3"
LOADING DOORS:	2 dock level (9' x 9') 1 drive in (14' x 14') 1 drive in (10' x 9' 8")	1 drive in (10' x 9' 8") 1 drive in (14' x 13' 8")
ELECTRICAL:	600 volts / 400 amps	600 volts / 200 amps
TOTAL LOT SIZE / ZONING:	3.39 acres / CM	

- Main building has 5 ton crane (60' span and 90' run)
- Energy Efficiencies - in floor heating, upgraded insulation
- Large Yard for outdoor storage
- Quick Access to Highways 9 & 10



OFFERING DETAILS

AVAILABLE USER SPACE:	9,646 SF (980 sf office on 2nd floor) 825 SF mezzanine in addition All excess yard space
LEASED SPACE:	Unit B - 5,890 SF, expiry June 30, 2028 Rear Building - 4,582 SF, expiry June 30, 2027 Call Listing Agent for Details
ASKING SALE PRICE:	\$7,995,000 Possession - flexible with minimum 90 days



CONTACT INFORMATION

WALTER SPOJA*
Associate Vice President
905 501 6469
walter.spoja@cushwake.com

JOSH BAIRD*
Associate
905 501 6419
josh.baird@cushwake.com

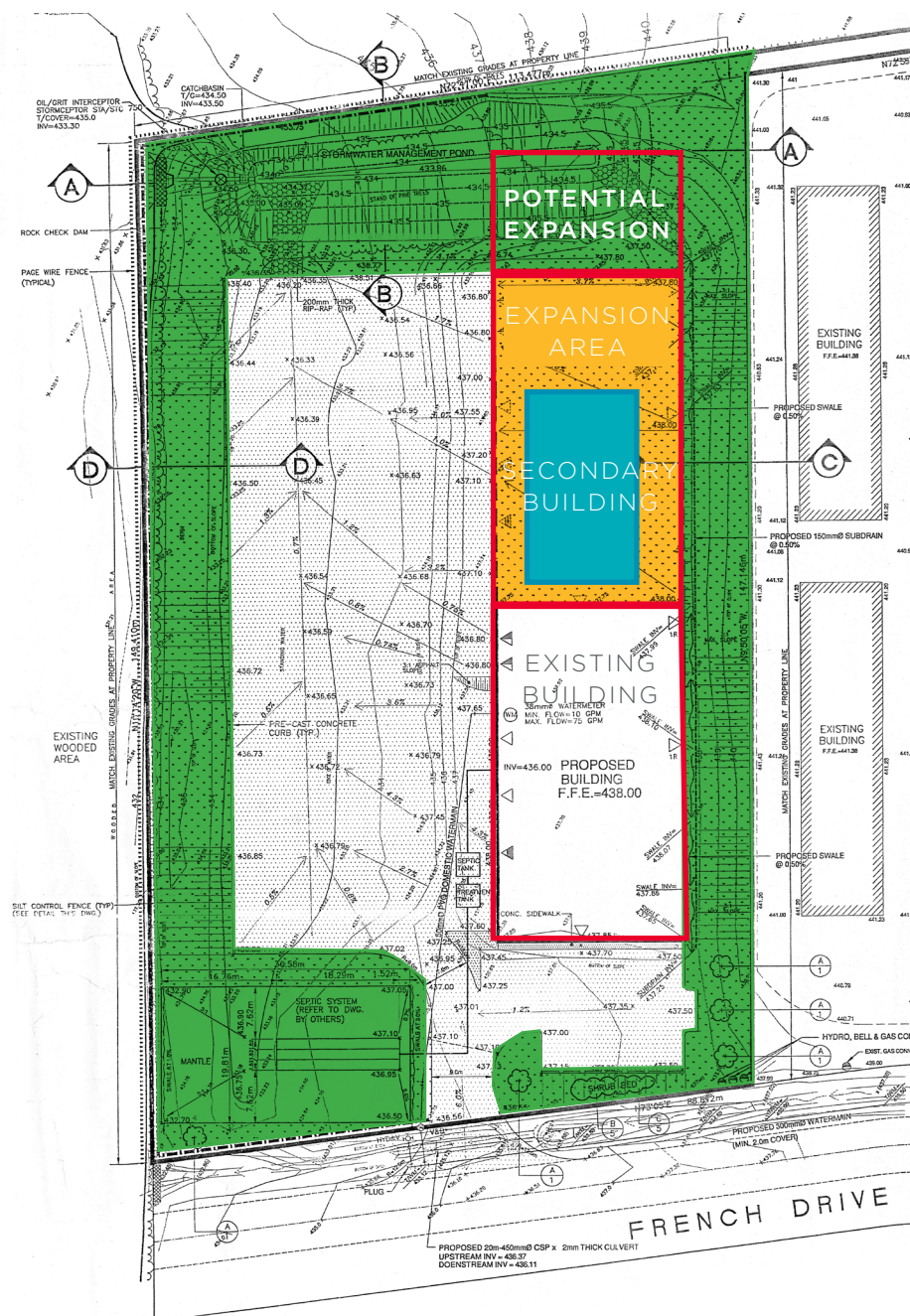
CUSHMAN & WAKEFIELD ULC, BROKERAGE
1 Prologis Blvd., Suite 300
Mississauga, Ontario L5W 0G2
905 568 9500
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative

FOR SALE - USER/INVESTMENT | INDUSTRIAL

26 FRENCH DR

MONO, ON



CONTACT INFORMATION

WALTER SPOJA*

Associate Vice President

905 501 6469

walter.spoja@cushwake.com

JOSH BAIRD*

Associate

905 501 6419

josh.baird@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd., Suite 300

Mississauga, Ontario L5W 0G2

905 568 9500

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative

FOR SALE - USER/INVESTMENT | INDUSTRIAL

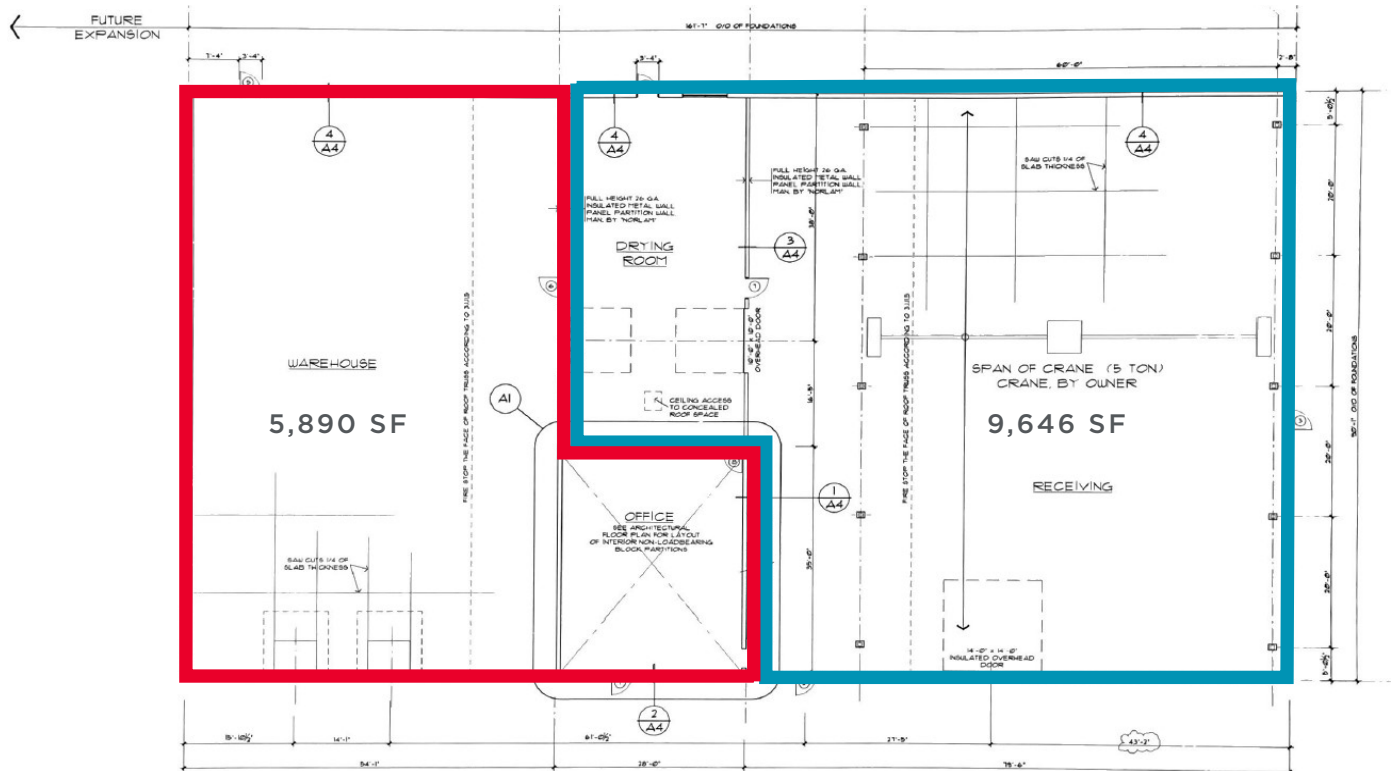
26 FRENCH DR

MONO, ON



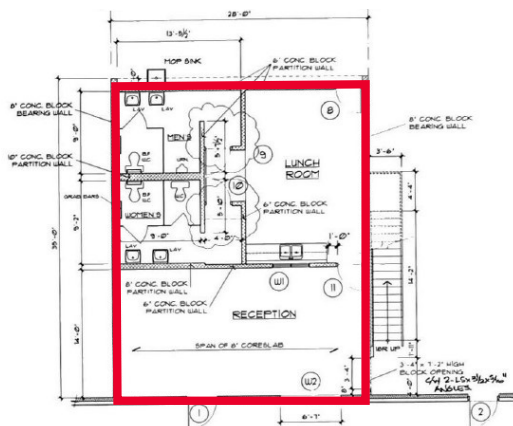
FLOORPLAN

SPACE AVAILABLE FOR VACANT POSSESSION OUTLINED IN **BLUE**
SPACE WITH EXISTING LEASE OUTLINED IN **RED**

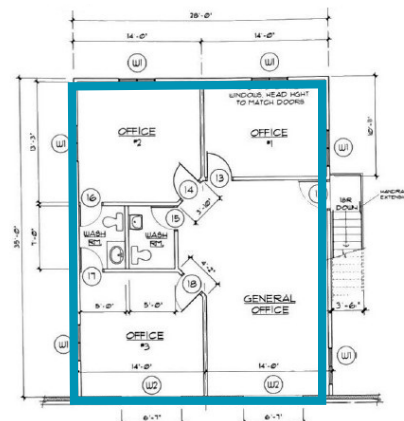


OFFICE PLAN

GROUND FLOOR



2ND FLOOR



CONTACT INFORMATION

WALTER SPOJA*

Associate Vice President

905 501 6469

walter.spoja@cushwake.com

JOSH BAIRD*

Associate

905 501 6419

josh.baird@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd., Suite 300

Mississauga, Ontario L5W 0G2

905 568 9500

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative

FOR SALE - USER/INVESTMENT | INDUSTRIAL

26 FRENCH DR

MONO, ON



IMAGE GALLERY



CONTACT INFORMATION

WALTER SPOJA*

Associate Vice President

905 501 6469

walter.spoja@cushwake.com

JOSH BAIRD*

Associate

905 501 6419

josh.baird@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd., Suite 300

Mississauga, Ontario L5W 0G2

905 568 9500

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative

FOR SALE - USER/INVESTMENT | INDUSTRIAL

26 FRENCH DR

MONO, ON



ZONING

COMMERCIAL-LIGHT INDUSTRIAL ZONE (CM):

PERMITTED USES

No person shall within any CM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CM uses, namely:

(a) RESIDENTIAL USES

- An accessory dwelling unit

(b) NON-RESIDENTIAL USES

- an auctioneer's establishment
- a banquet facility
- a building supply yard
- a business office
- a clinic
- a commercial garage
- a display area for nurseries, greenhouses and automobile sales establishments and open storage areas for building supply yards and automobile sales establishments
- an equipment rental business
- a farm produce outlet
- a farm supply dealer
- a financial institution
- a manufacturing or assembling plant
- a merchandise service shop
- a funeral home
- a motel or hotel
- a nursery or greenhouse
- a printing or publishing facility
- a private club
- a public use
- a recreational establishment
- a restaurant
- a retail store
- a retail outlet accessory to a permitted CM use
- a variety or convenience store
- a warehouse
- a wholesale use accessory to a permitted CM use



CONTACT INFORMATION

WALTER SPOJA*

Associate Vice President

905 501 6469

walter.spoja@cushwake.com

JOSH BAIRD*

Associate

905 501 6419

josh.baird@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd., Suite 300

Mississauga, Ontario L5W 0G2

905 568 9500

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative

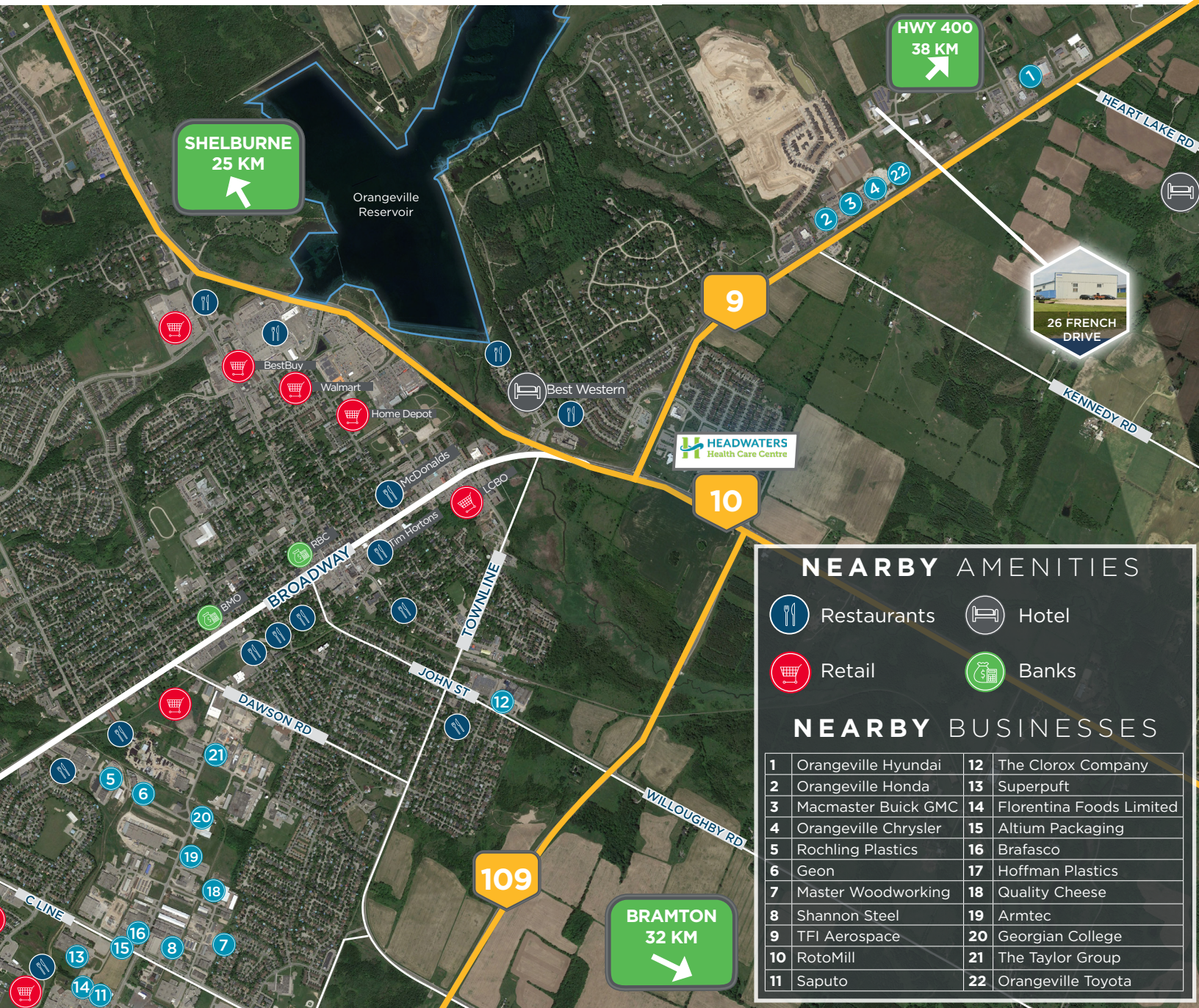
FOR SALE - USER/INVESTMENT | INDUSTRIAL

26 FRENCH DR

MONO, ON



AMENITIES & TRANSIT MAP



CONTACT INFORMATION

WALTER SPOJA*

Associate Vice President

905 501 6469

walter.spoja@cushwake.com

JOSH BAIRD*

Associate

905 501 6419

josh.baird@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd., Suite 300

Mississauga, Ontario L5W 0G2

905 568 9500

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative

FOR SALE - USER/INVESTMENT | INDUSTRIAL

26 FRENCH DR

MONO, ON



ACCESSIBILITY

Driving Times



63km / 45 min
to Toronto Pearson

34km / 33 min
to Brampton

63km / 45 min
to Vaughan

80km / 55 min
to Barrie

56km / 50 min
to Guelph

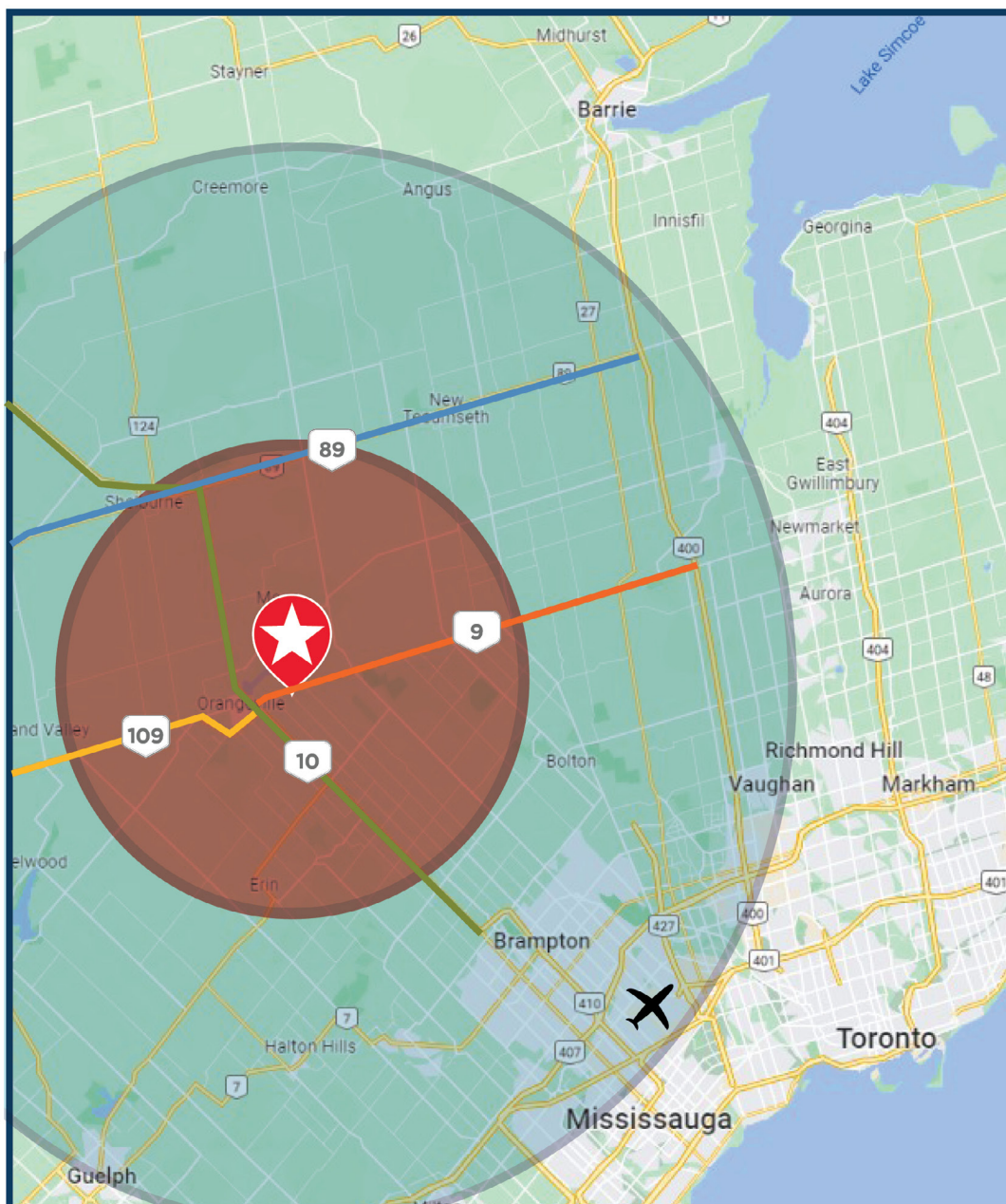
78km / 65 min
to Kitchener



20km Radius



50km Radius



CONTACT INFORMATION

WALTER SPOJA*

Associate Vice President

905 501 6469

walter.spoja@cushwake.com

JOSH BAIRD*

Associate

905 501 6419

josh.baird@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd., Suite 300

Mississauga, Ontario L5W 0G2

905 568 9500

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. *Sales Representative