

FOR SALE OR FOR LEASE | INDUSTRIAL

26 FRENCH DR

MONO, ON



OUTSIDE STORAGE PERMITTED

PROPERTY DETAILS

BUILDING / OFFICE:	Main Building - 15,536 SF / 1,960 SF Rear Building - 4,800 / 250 SF
LOT SIZE / ZONING:	3.39 ac. / CM
CLEAR HEIGHT:	21' 6" (Expansion Section at 27')
LOADING DOORS:	2 Drive In (12' x 14' & 10' x 10') 2 Dock Level (9' x 9') 2 Drive in (10' x 10') rear building
ELECTRICAL:	600 Volts / 600 Amps

OFFERING DETAILS

SALE PRICE:	\$7,995,000 Available 60-90 Days	
LEASE OFFERINGS: (AVAILABILITY)	Option A - 15,536 SF/1,960 SF	(60-90 days)
	Option B - 7,394 SF or 8,142/980 SF	(Immediate)
	Option C - 20,336 SF/1,960 SF	(60-90 Days)
	Option D - 4,800 SF/250 SF	(Immediate)
LEASE RATE:	Building: \$14.95 PSF Net Per Annum Yard Space: Speak to Listing Agents	

- 5 ton crane (60 foot span and 90 foot run)
- Energy Efficiencies - in floor heating , upgraded insulation
- Large Yard for outside storage
- Approx. 825 SF Mezzanine (not incl. in SF)
- Quick access to Hwy 10 & Hwy 9



CONTACT INFORMATION

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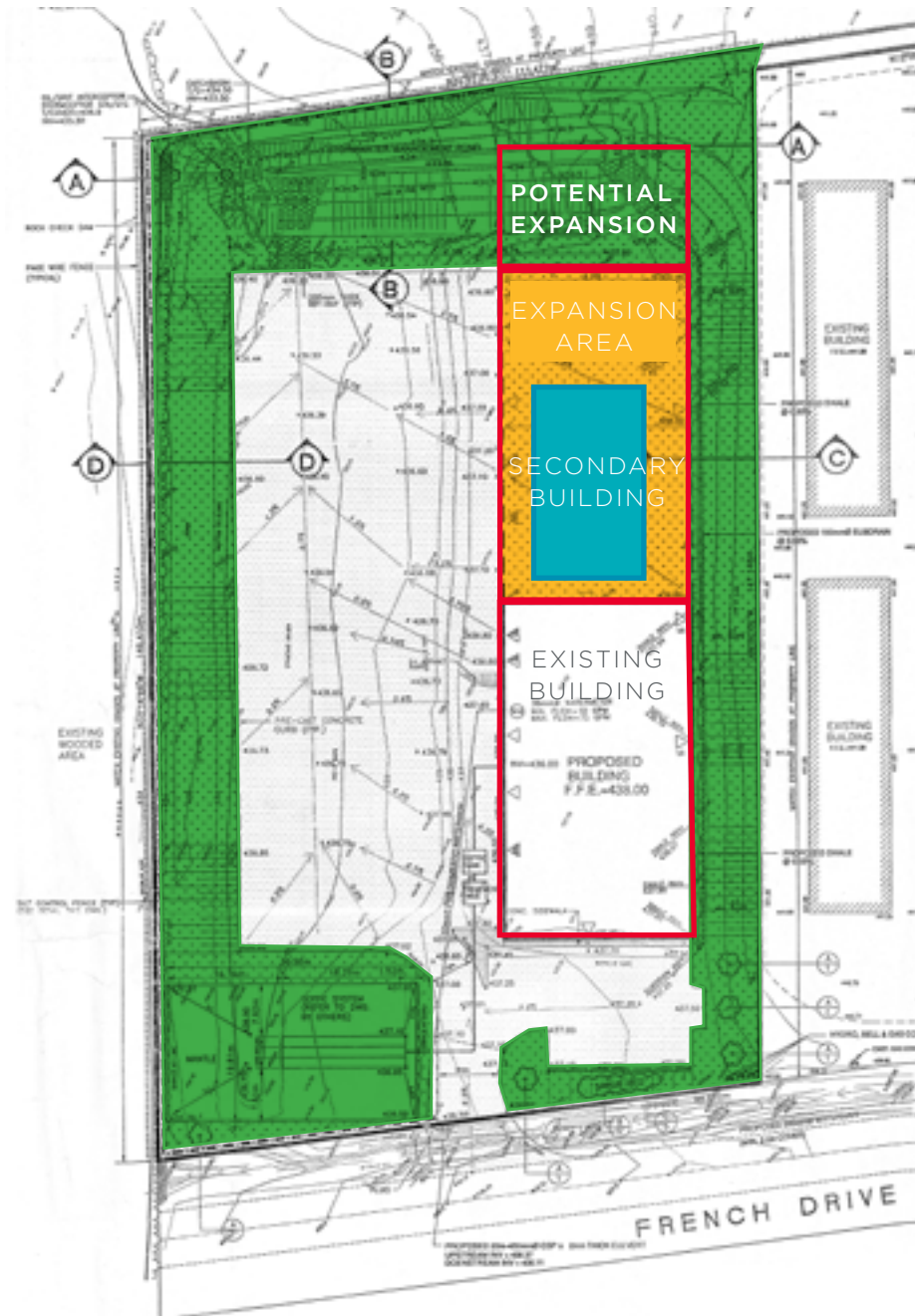
CUSHMAN & WAKEFIELD ULC, BROKERAGE
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OPTION A: FULL MAIN BUILDING

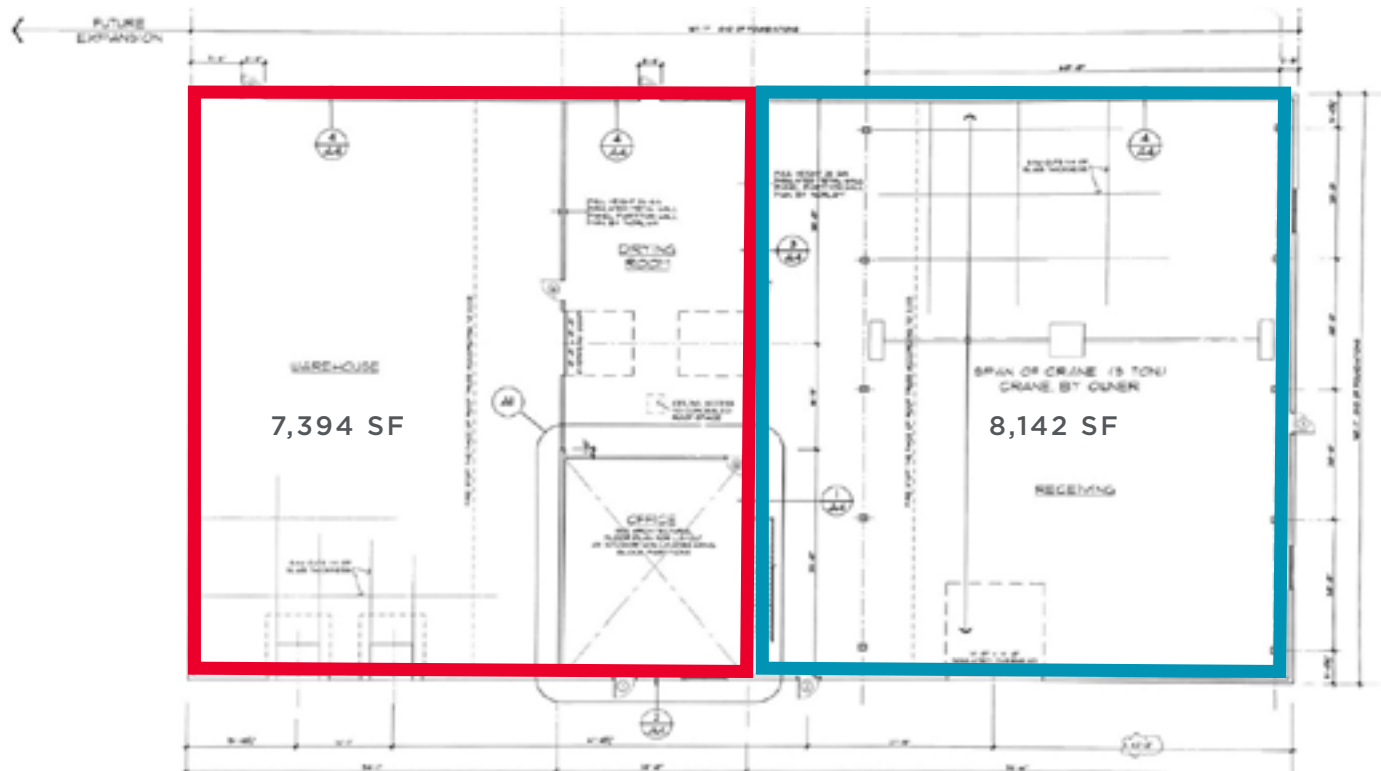
OPTION B: SHOWN BELOW OUTLINED IN RED OR BLUE

OPTION C: MAIN BUILDING + 4,800 SF SECONDARY BUILDING

OPTION D: 4,800 SF SECONDARY BUILDING

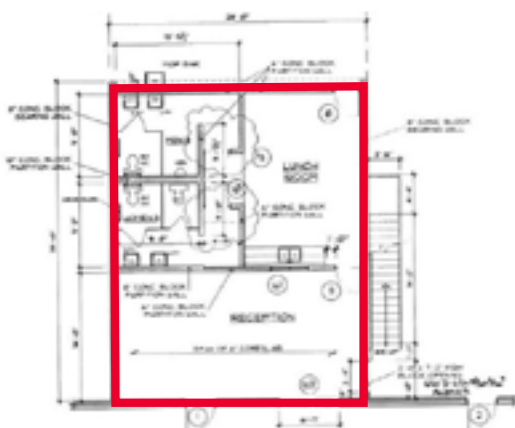
FLOORPLAN

FLOOR PLAN

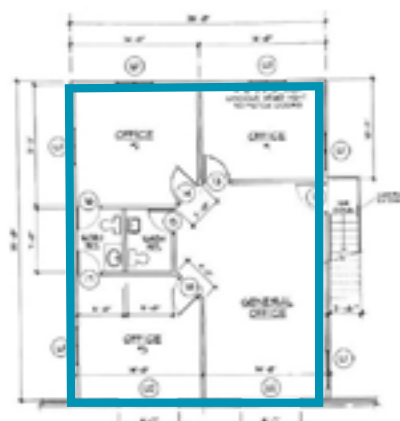


OFFICE PLAN

GROUND
FLOOR



2ND
FLOOR



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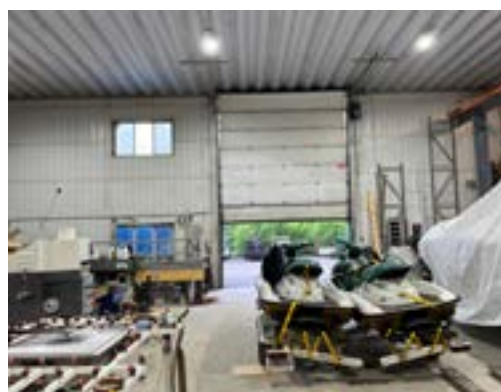
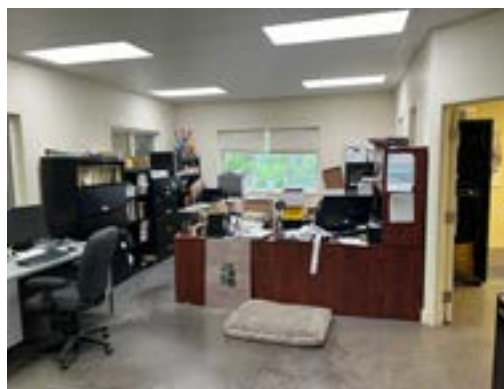
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IMAGE GALLERY



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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



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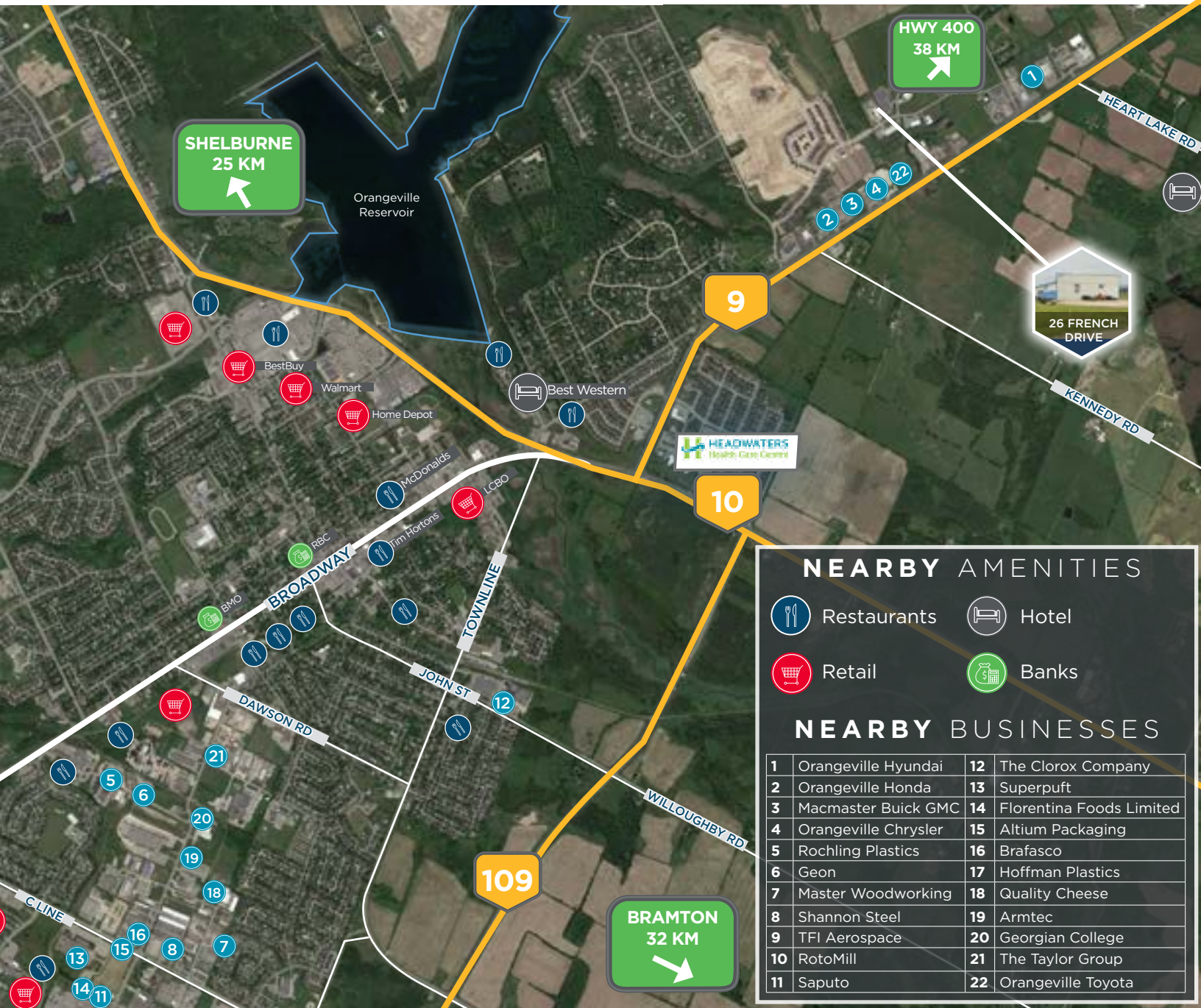
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AMENITIES & TRANSIT MAP



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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

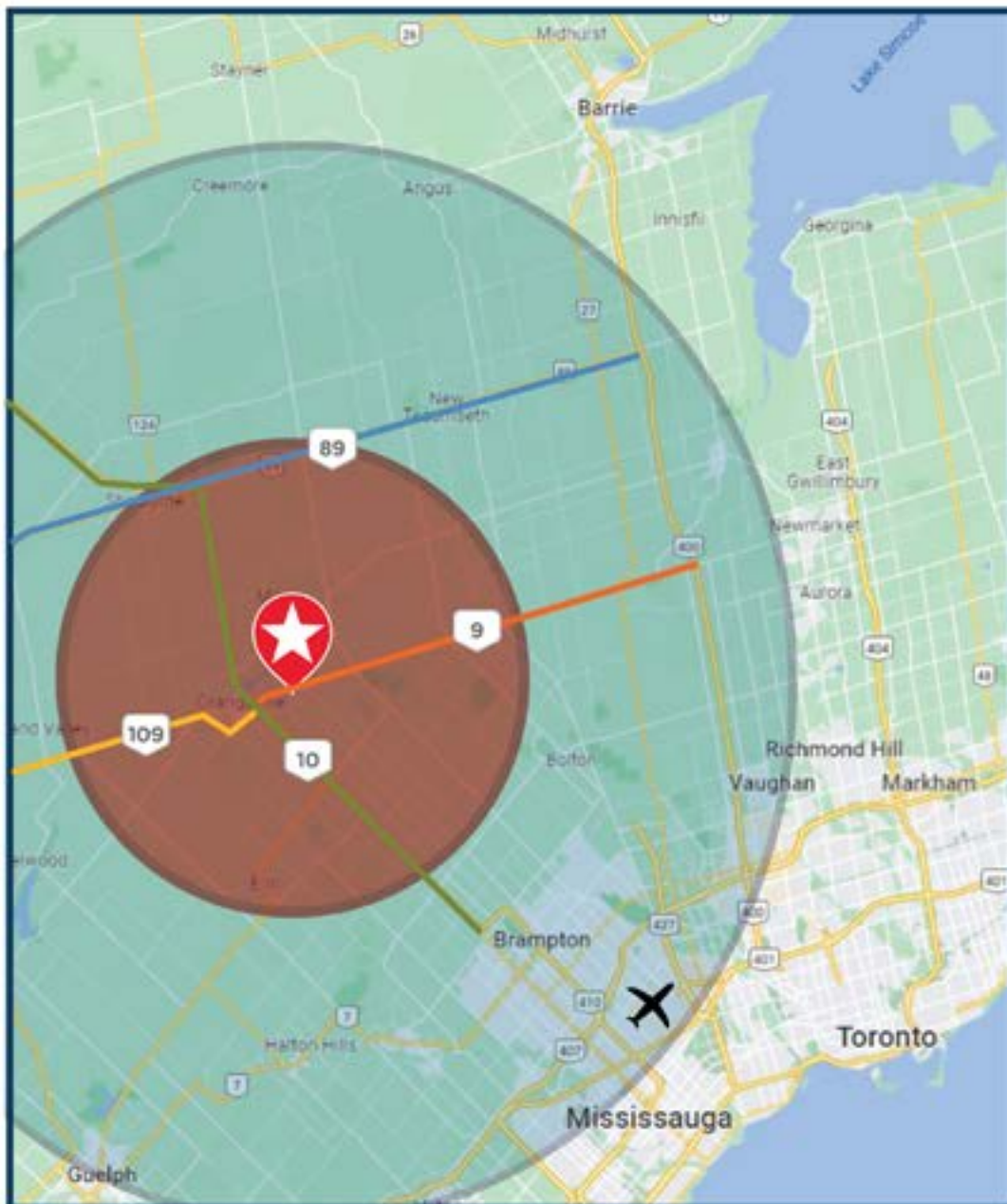
78km / 65 min
to Kitchener



20km Radius



50km Radius



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