

FOR SALE OR FOR LEASE | INDUSTRIAL

# 26 FRENCH DR

MONO, ON



OUTSIDE STORAGE PERMITTED



## PROPERTY DETAILS

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



## OFFERING DETAILS

<b>SALE PRICE:</b>	\$7,995,000 Available 60-90 Days	
<b>LEASE OFFERINGS: (AVAILABILITY)</b>	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)
<b>LEASE RATE:</b>	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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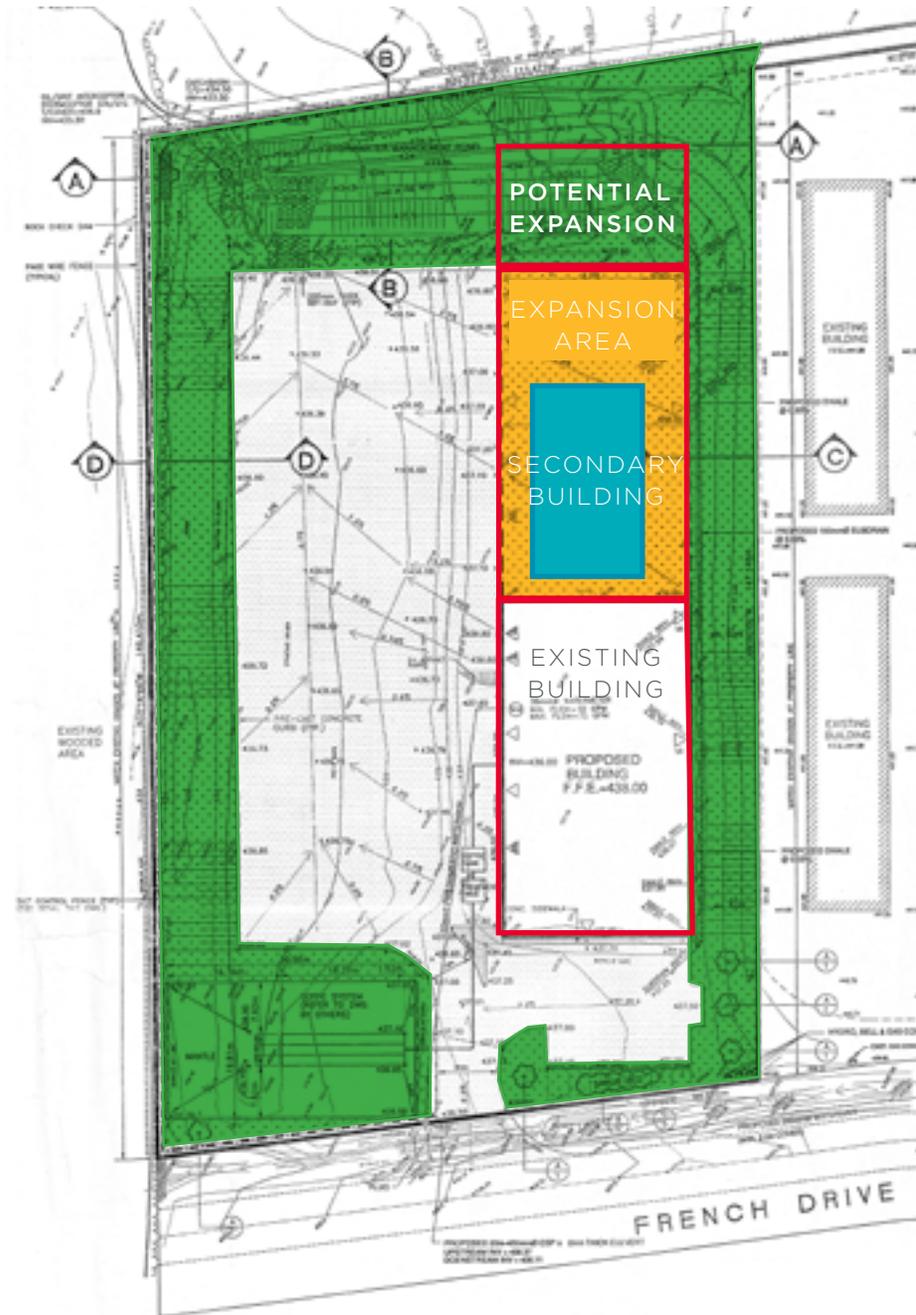
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**OPTION A:** FULL MAIN BUILDING

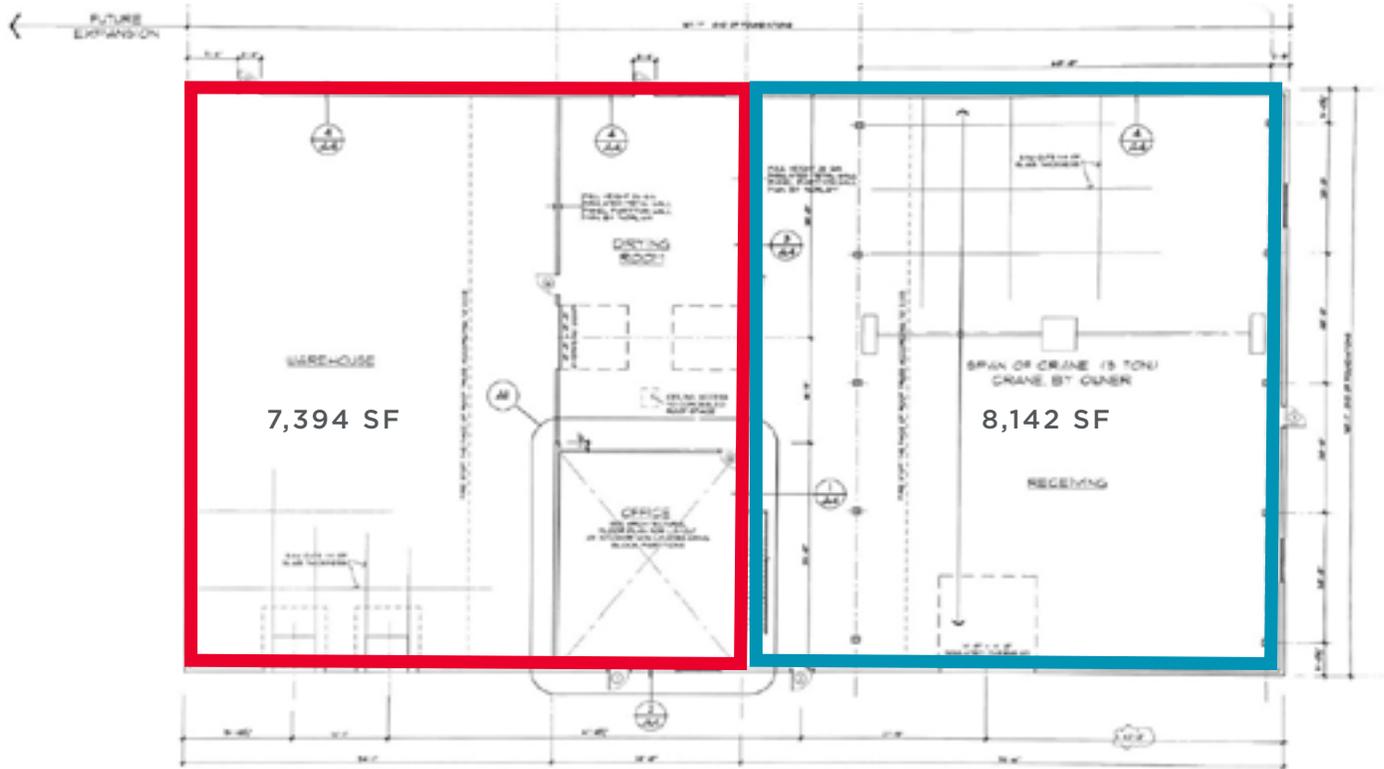
**OPTION B:** SHOWN BELOW OUTLINED IN RED OR BLUE

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

**OPTION D:** 4,800 SF SECONDARY BUILDING

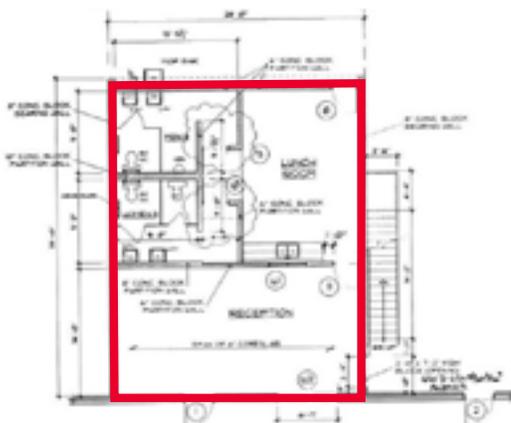
## FLOORPLAN

FLOOR PLAN

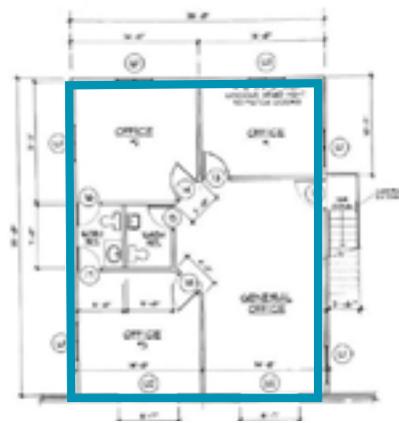


OFFICE PLAN

GROUND FLOOR



2ND FLOOR



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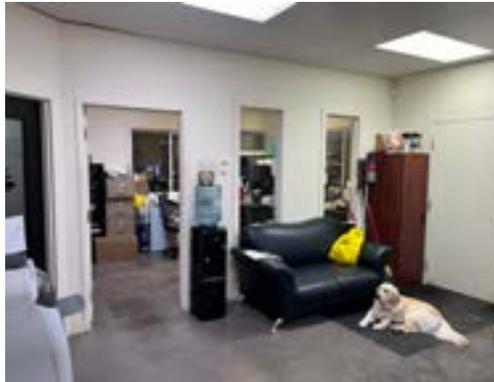
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## IMAGE GALLERY



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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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## AMENITIES & TRANSIT MAP



**NEARBY AMENITIES**

- Restaurants
- Hotel
- Retail
- Banks

**NEARBY BUSINESSES**

1	Orangeville Hyundai	12	The Clorox Company
2	Orangeville Honda	13	Superpuft
3	Macmaster Buick GMC	14	Florentina Foods Limited
4	Orangeville Chrysler	15	Altium Packaging
5	Rochling Plastics	16	Brafasco
6	Geon	17	Hoffman Plastics
7	Master Woodworking	18	Quality Cheese
8	Shannon Steel	19	Armtec
9	TFI Aerospace	20	Georgian College
10	RotoMill	21	The Taylor Group
11	Saputo	22	Orangeville Toyota

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ACCESSIBILITY

### Driving Times



63km / 45 min  
to Toronto Pearson

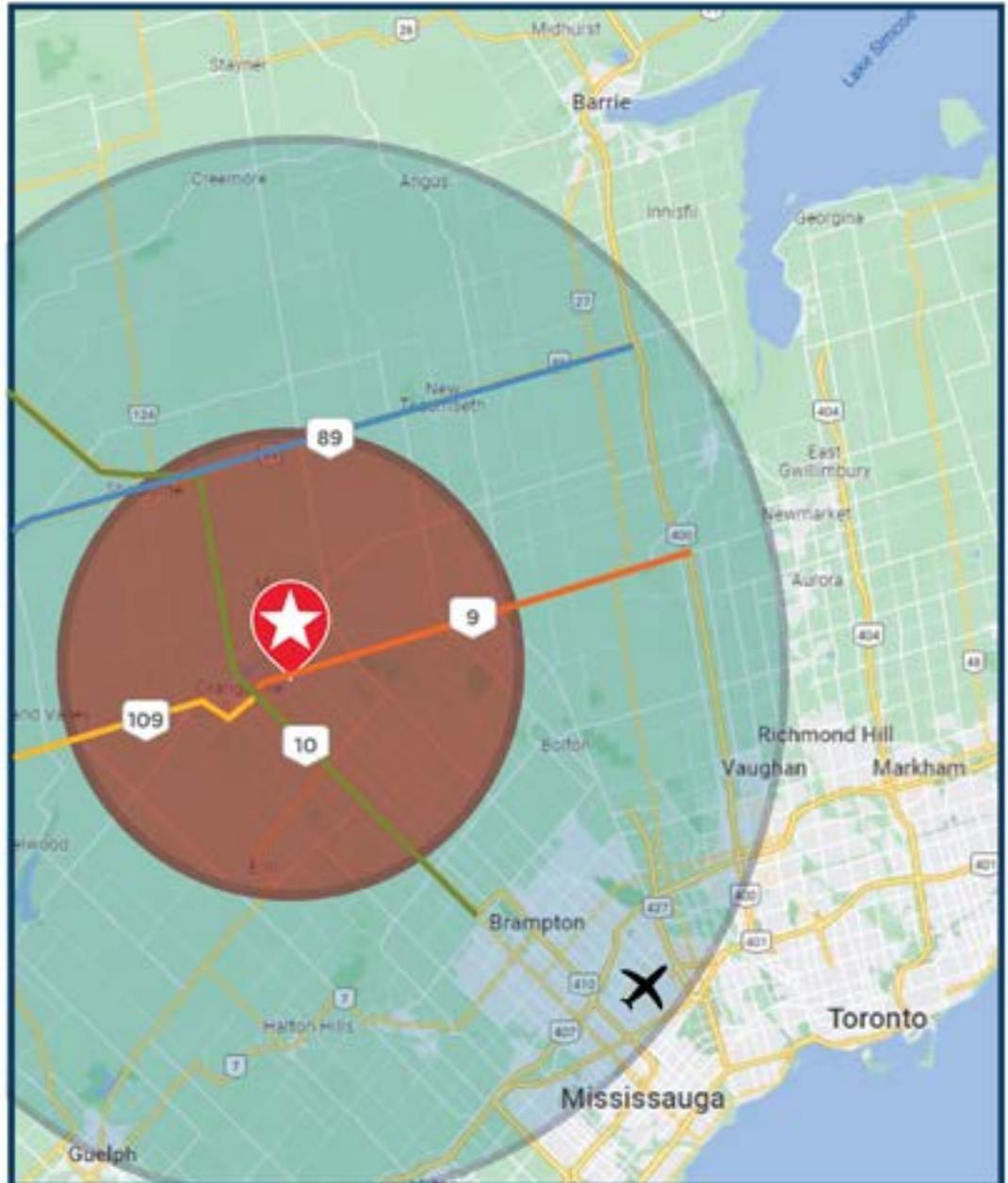
34km / 33 min  
to Brampton

63km / 45 min  
to Vaughan

80km / 55 min  
to Barrie

56km / 50 min  
to Guelph

78km / 65 min  
to Kitchener



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