

FOR LEASE | INDUSTRIAL

26 FRENCH DR, UNIT B

MONO, ON



OUTSIDE STORAGE PERMITTED

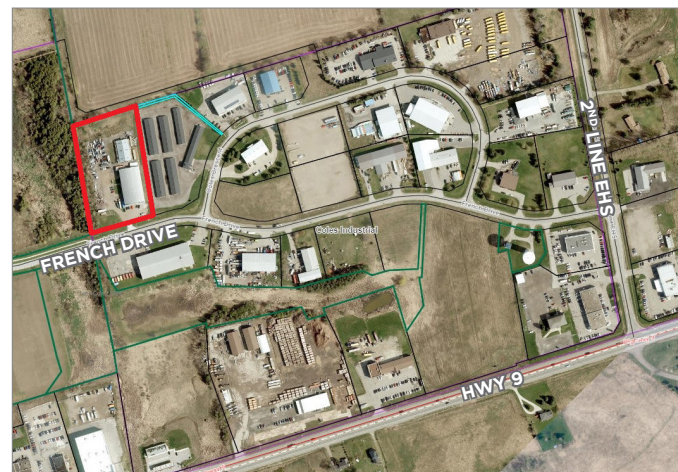
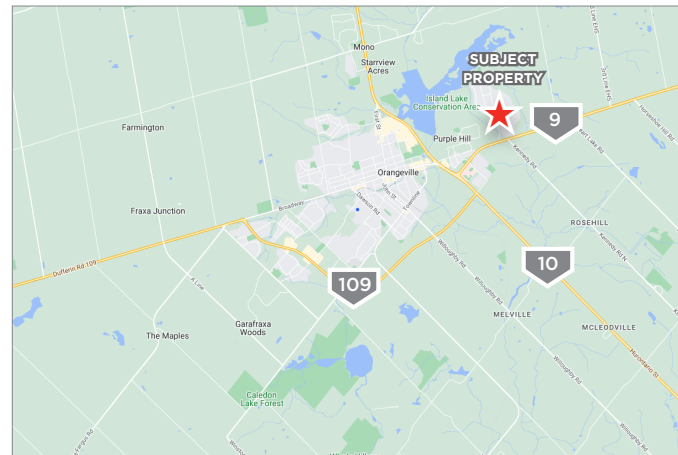
PROPERTY DETAILS

BUILDING / OFFICE:	5,890 SF / 980 SF
ZONING:	CM - Commercial Light Industrial
CLEAR HEIGHT:	21' 6"
LOADING DOORS:	2 Dock Level (9' x 9') 1 Drive In (10' x 10')
ELECTRICAL:	600 Volts / 200 Amps

OFFERING DETAILS

LEASE RATE (BUILDING):	REDUCED \$12.95 PSF Net per Annum
LEASE RATE (OUTDOOR STORAGE):	\$6,000 Gross/acre per month
ADDITIONAL RENT:	\$4.75 PSF
AVAILABILITY:	Immediate

- Suitable for manufacturing, warehouse, large vehicle repair, contractor yard, equipment rentals
- Energy Efficiencies - in floor heating , upgraded insulation
- Rare small unit with dock and drive in loading.
- Clear span space
- Quick access to Hwy 10 & Hwy 9



CONTACT INFORMATION

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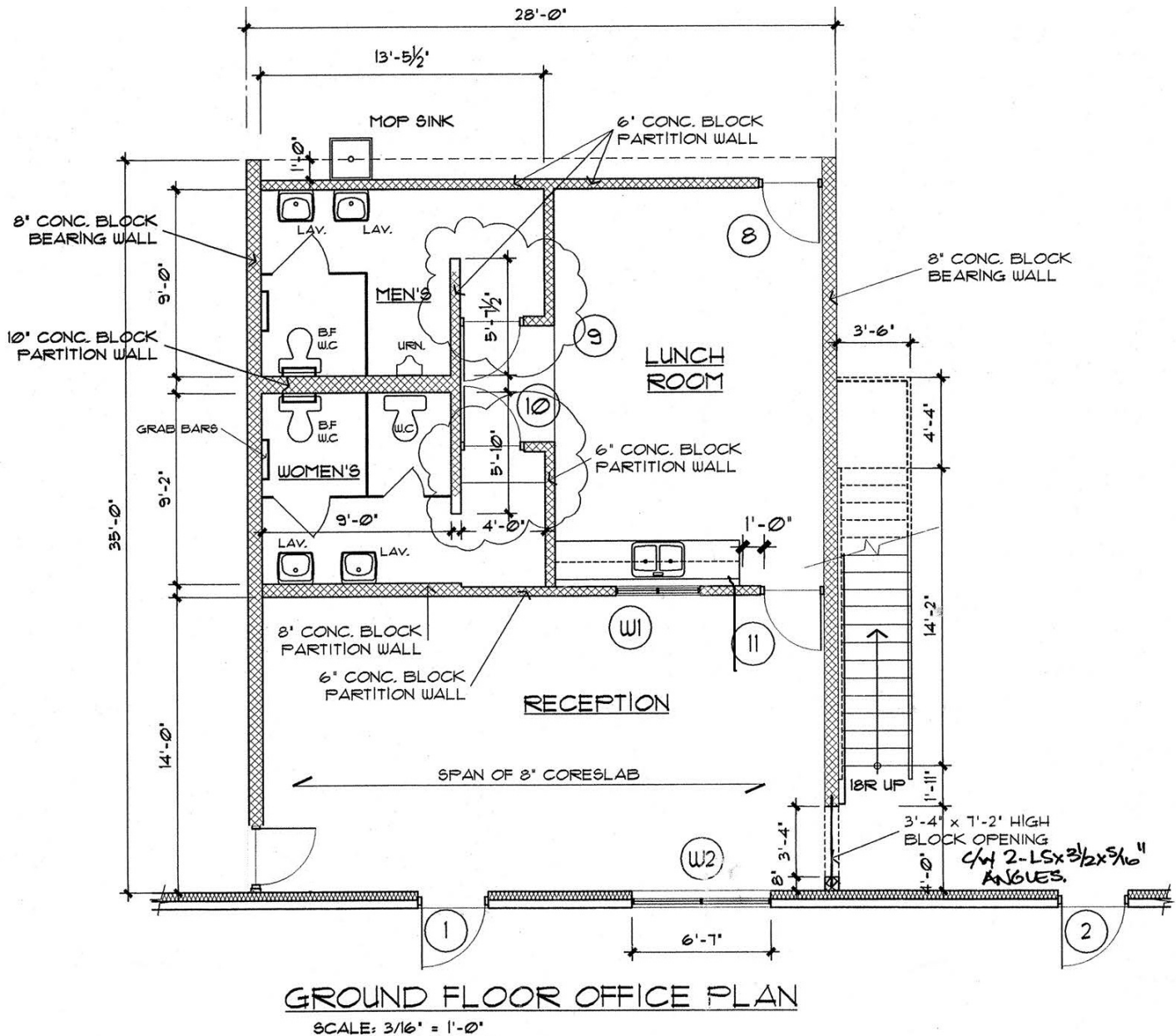
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GROUND FLOOR OFFICE PLAN



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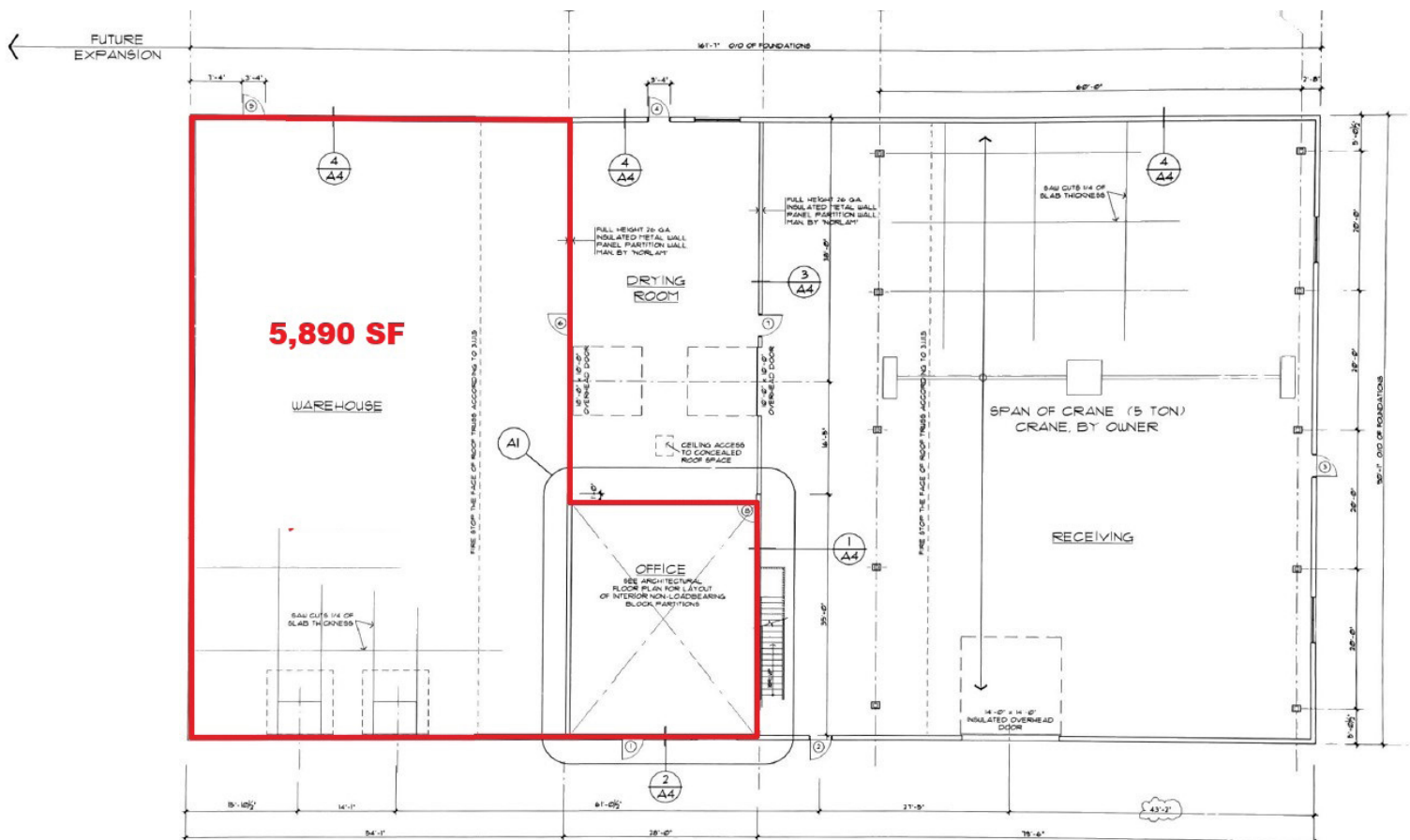
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UNIT B - FLOORPLAN



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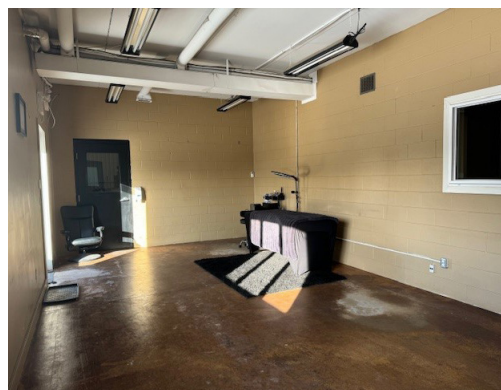
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IMAGE GALLERY



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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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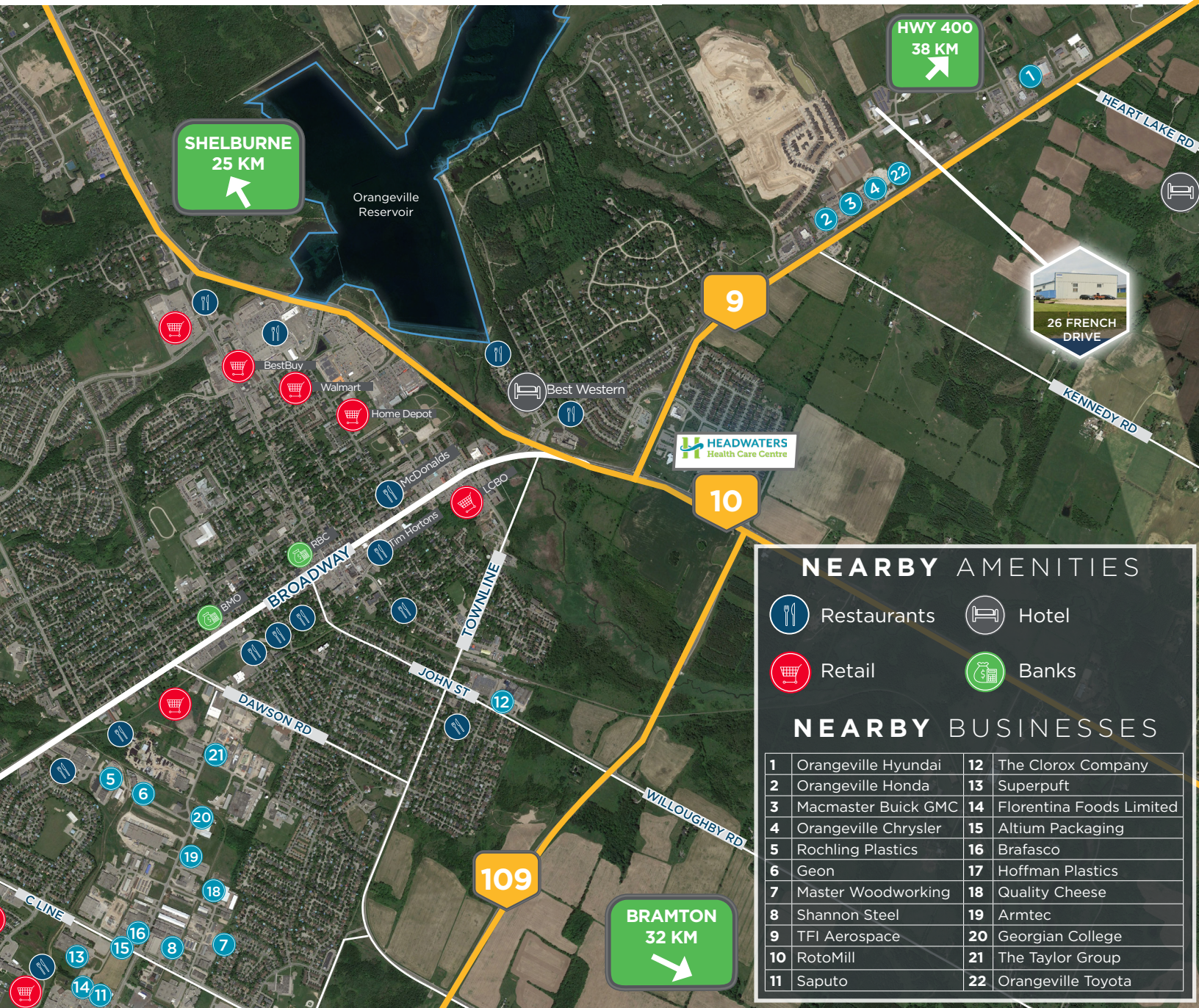
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AMENITIES & TRANSIT MAP



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

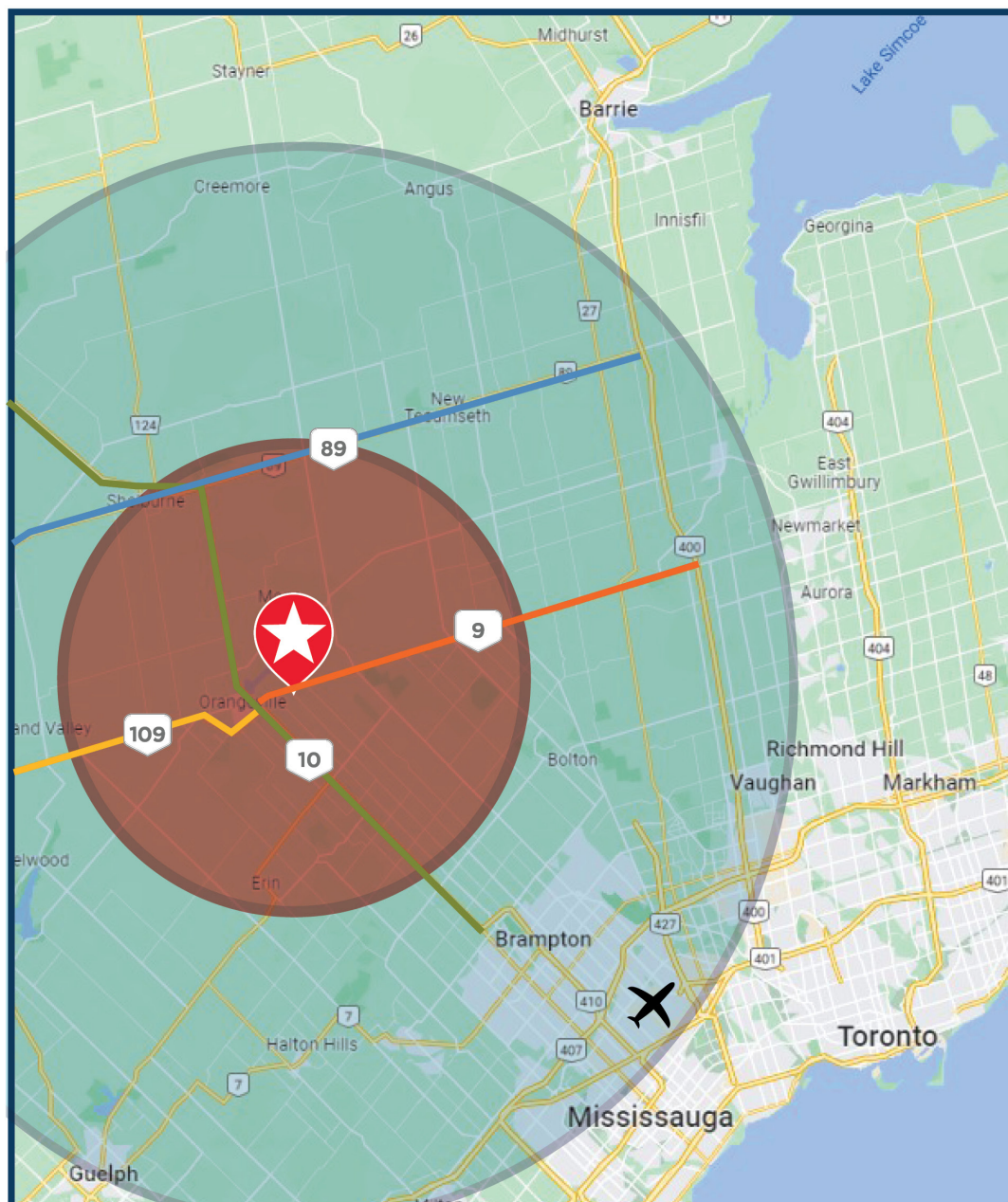
78km / 65 min
to Kitchener



20km Radius



50km Radius



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