

FOR LEASE | INDUSTRIAL

# 26 FRENCH DR, UNIT B

MONO, ON

**CUSHMAN & WAKEFIELD**

OUTSIDE STORAGE PERMITTED



## PROPERTY DETAILS

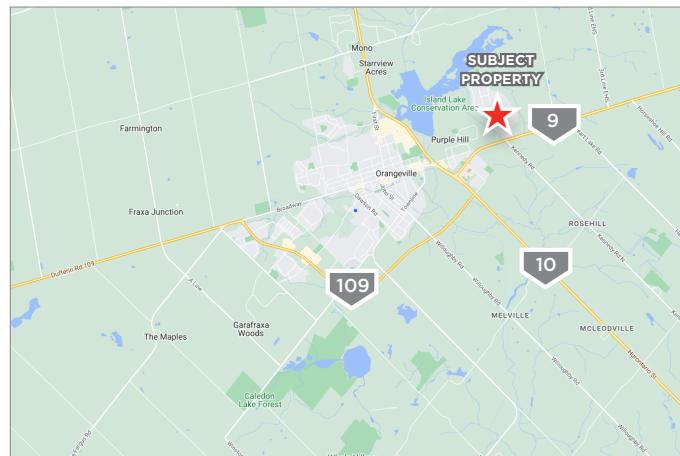
**BUILDING / OFFICE:** 5,890 SF / 980 SF

**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
- Raremall unit with dock and drive in loading.
- Clear span space
- Quick access to Hwy 10 & Hwy 9



## CONTACT INFORMATION

**WALTER SPOJA\***

*Associate Vice President*

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**CUSHMAN & WAKEFIELD ULC, BROKERAGE**

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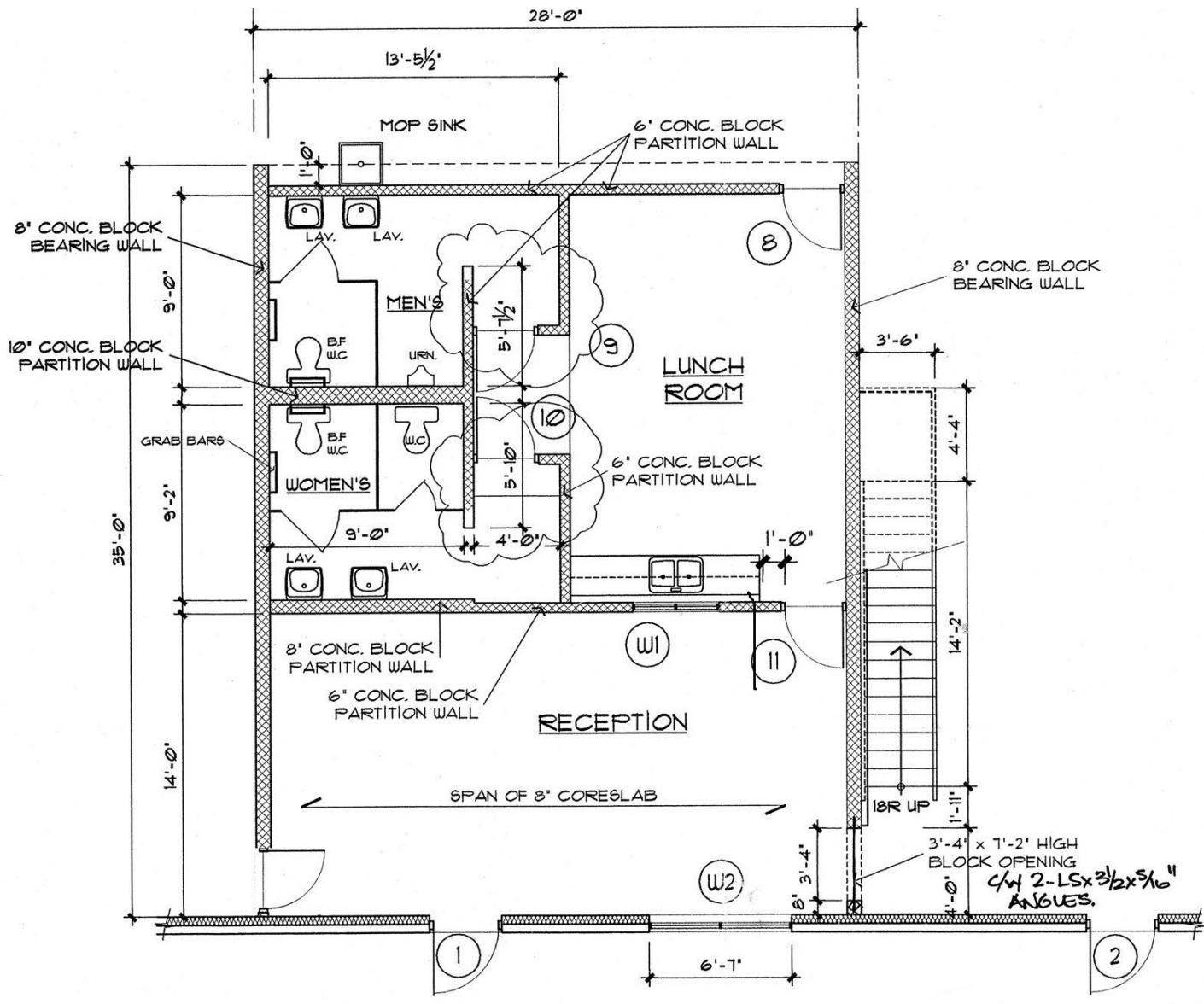
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## GROUND FLOOR OFFICE PLAN



GROUND FLOOR OFFICE PLAN

SCALE: 3/16" = 1'-0"

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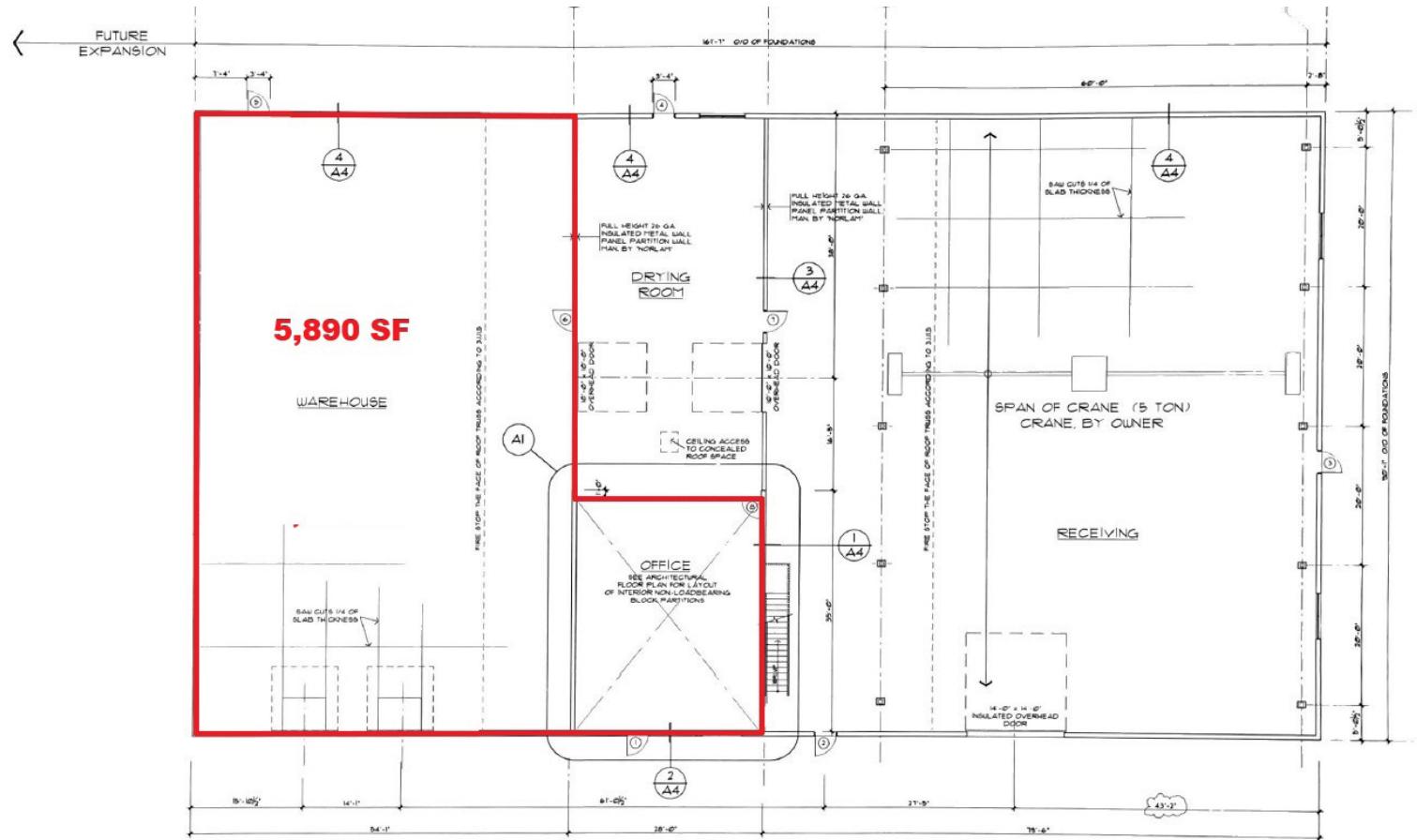
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## UNIT B - FLOORPLAN



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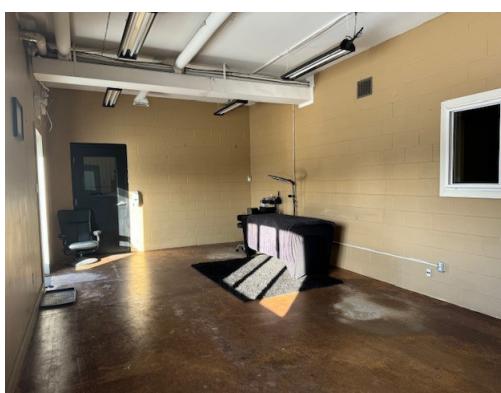
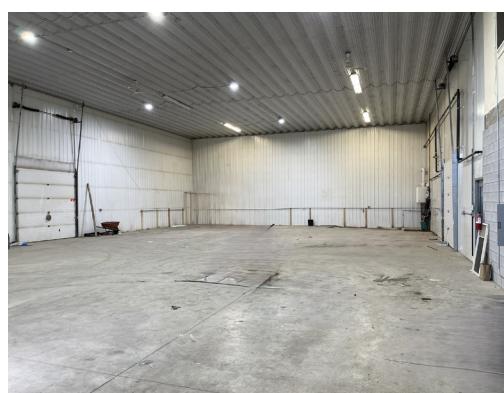
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## IMAGE GALLERY



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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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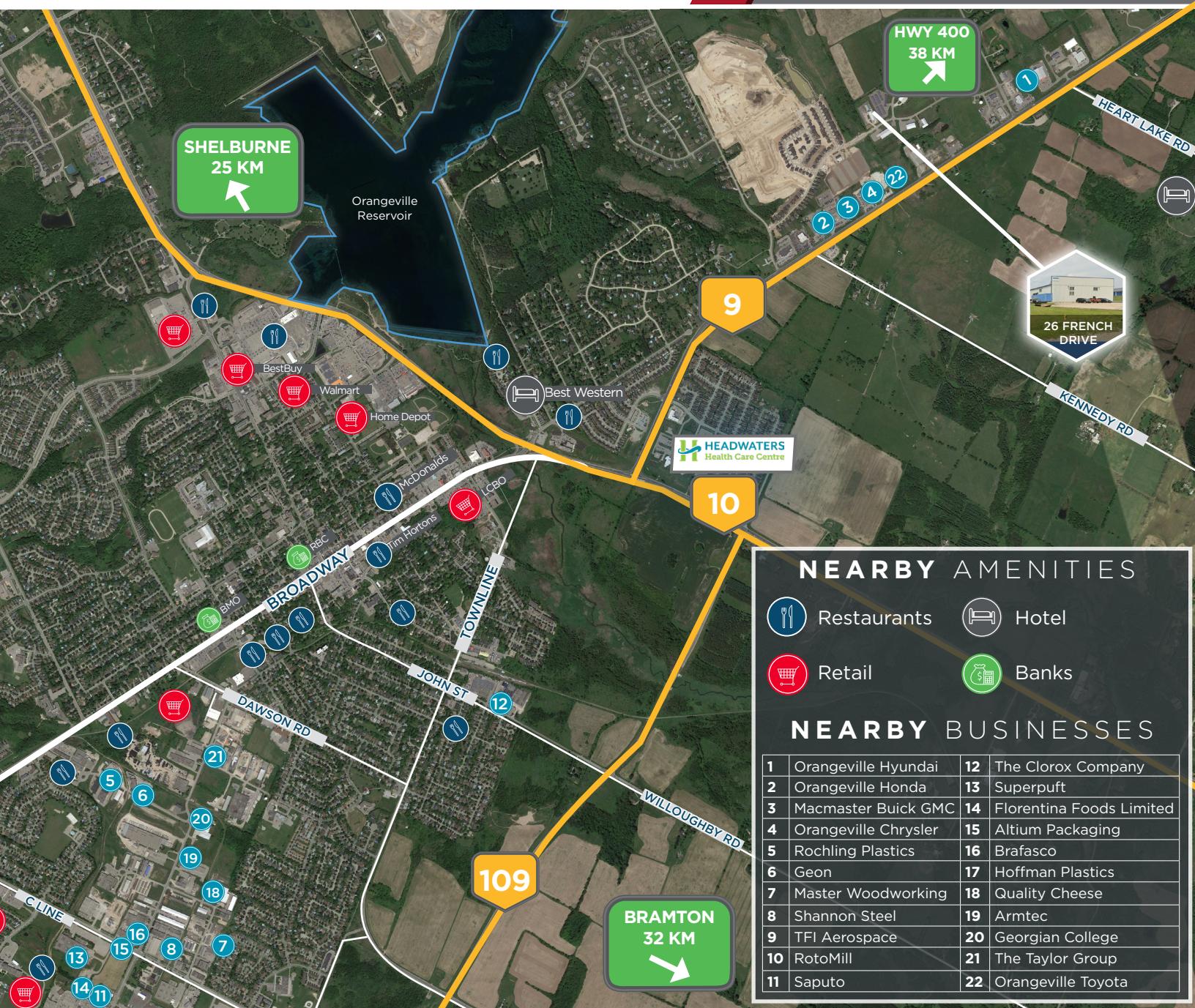
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## AMENITIES & TRANSIT MAP



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## ACCESSIBILITY

### Driving Times



63km / 45 min  
to Toronto Pearson

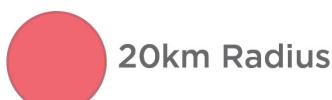
34km / 33 min  
to Brampton

63km / 45 min  
to Vaughan

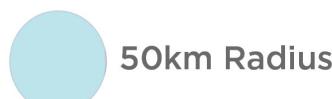
80km / 55 min  
to Barrie

56km / 50 min  
to Guelph

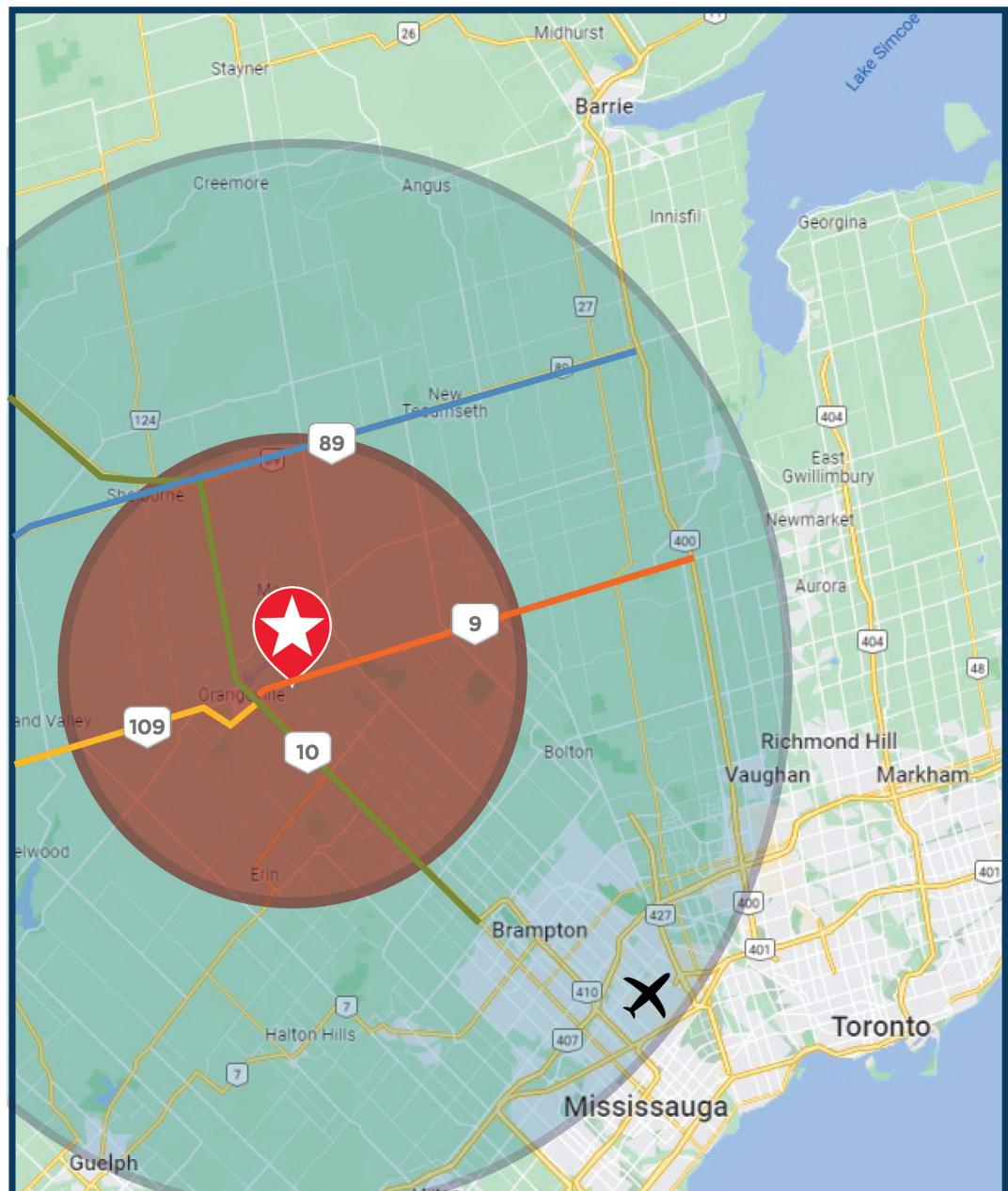
78km / 65 min  
to Kitchener



20km Radius



50km Radius



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