

FOR SALE - USER/INVESTMENT | INDUSTRIAL

# 26 FRENCH DR

MONO, ON

 CUSHMAN & WAKEFIELD

OUTSIDE STORAGE PERMITTED



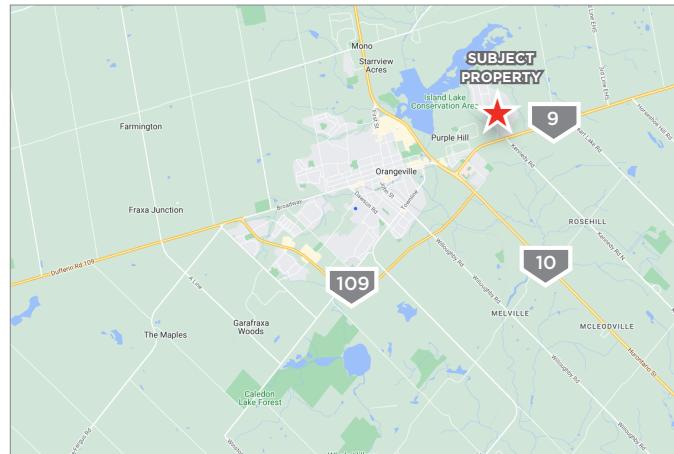
## PROPERTY DETAILS

	MAIN BUILDING	REAR BUILDING
<b>SIZE / OFFICE SPACE:</b>	17,010 SF / 3,500 SF	4,582 SF / 336 SF
<b>CLEAR HEIGHT:</b>	21' 6"	14' 3"
<b>LOADING DOORS:</b>	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")
<b>ELECTRICAL:</b>	600 volts / 400 amps	600 volts / 200 amps
<b>TOTAL LOT SIZE / ZONING:</b>	3.39 acres / CM	

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

## OFFERING DETAILS

<b>AVAILABLE USER SPACE:</b>	Main Building All excess yard space
<b>LEASED SPACE:</b>	Rear Building - 4,582 SF, expiry June 30, 2027 Call Listing Agent for Details
<b>ASKING SALE PRICE:</b>	<b>REDUCED</b> \$8,295,000 Possession - flexible with minimum 120 days



## CONTACT INFORMATION

WALTER SPOJA\*

Associate Vice President

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walter.spoja@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd., Suite 300

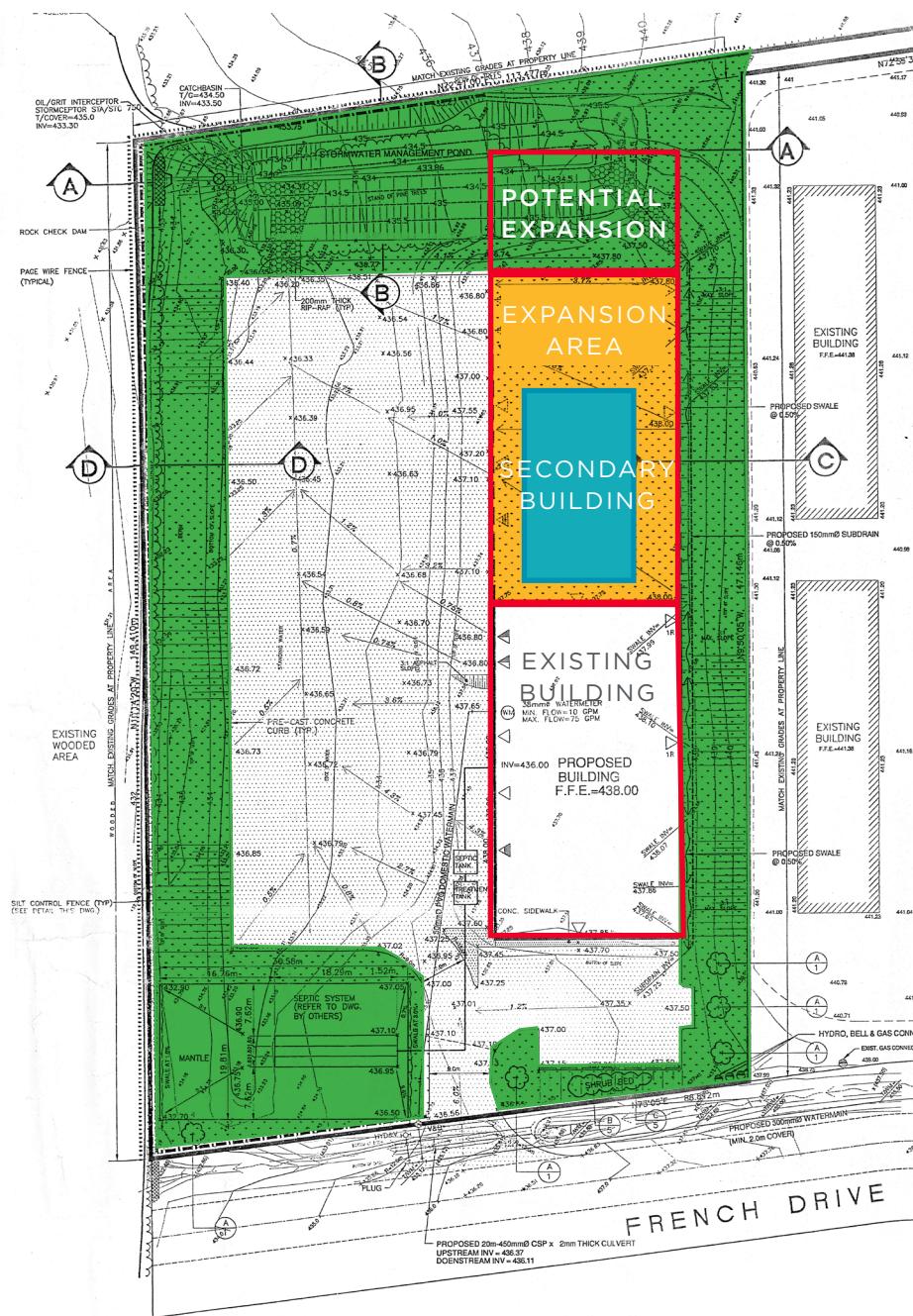
Mississauga, Ontario L5W 0G2

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cushmanwakefield.com

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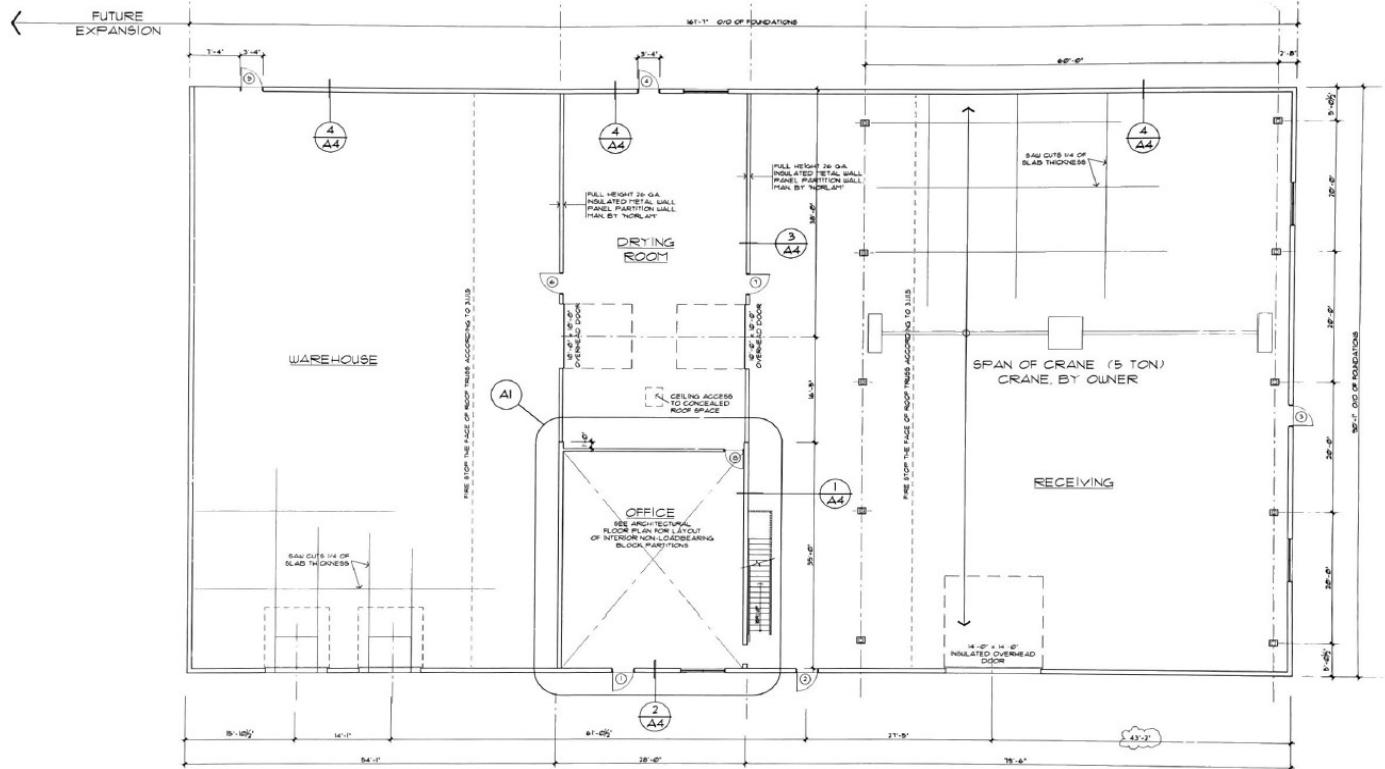
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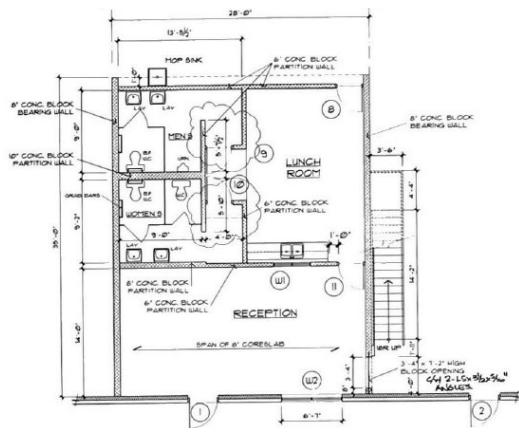


## FLOORPLAN

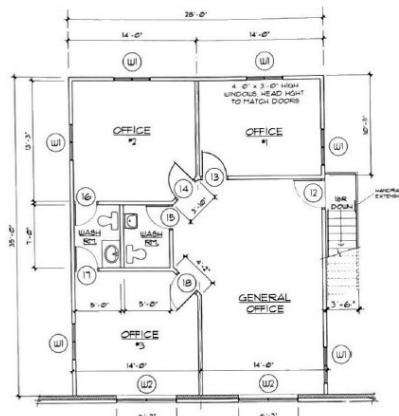
THE MAIN BUILDING IS AVAILABLE AS "VACANT POSSESSION"



## OFFICE PLAN



## GROUND FLOOR



2ND  
FLOOR

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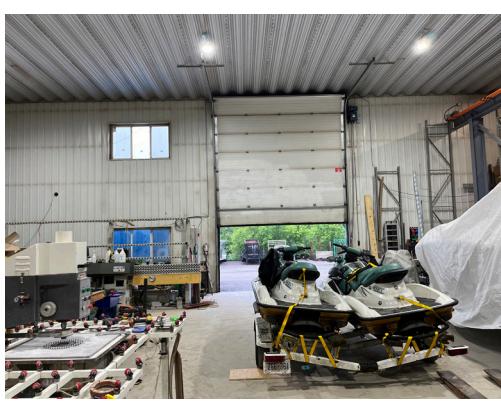
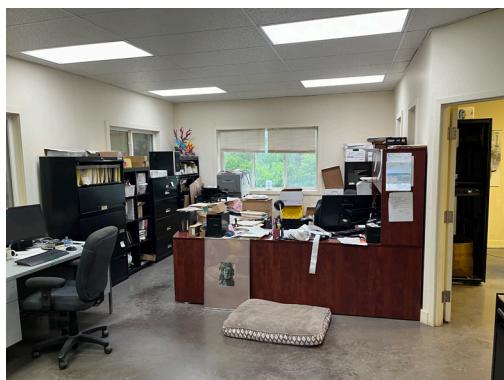
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## IMAGE GALLERY



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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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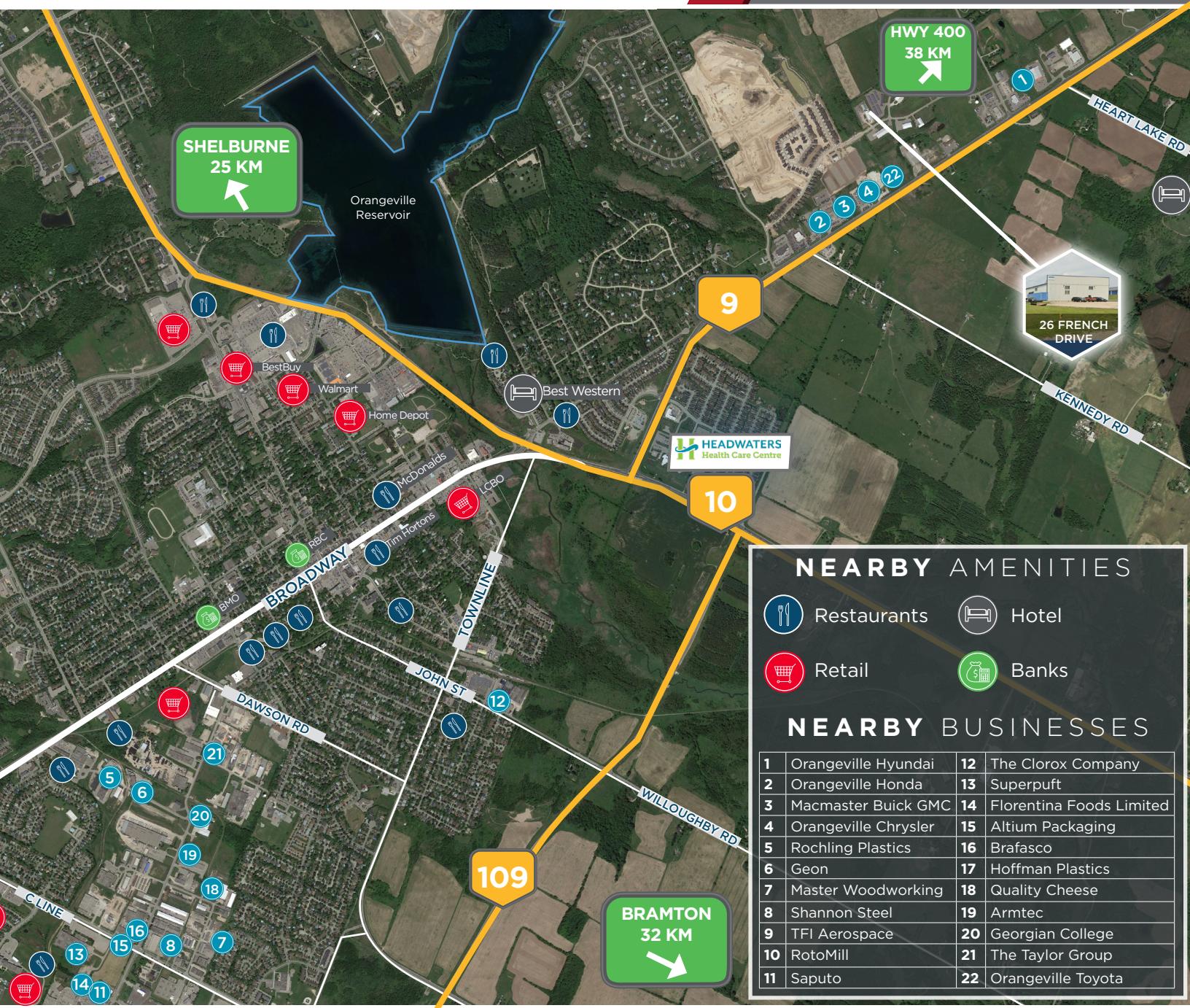
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## AMENITIES & TRANSIT MAP



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## ACCESSIBILITY

### Driving Times



**63km / 45 min**  
to Toronto Pearson

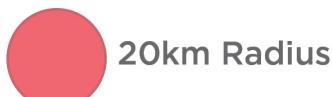
**34km / 33 min**  
to Brampton

**63km / 45 min**  
to Vaughan

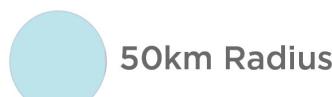
**80km / 55 min**  
to Barrie

**56km / 50 min**  
to Guelph

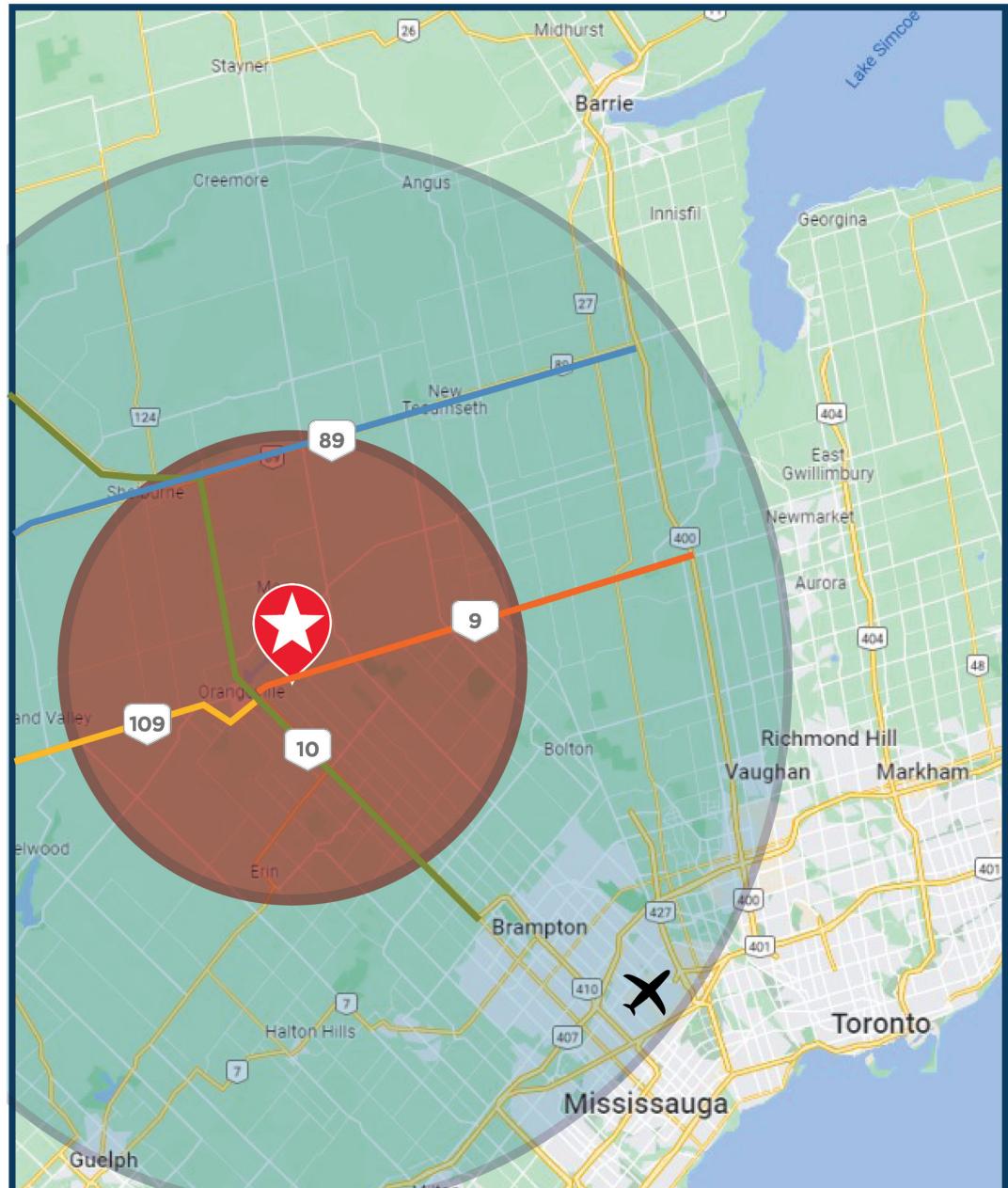
**78km / 65 min**  
to Kitchener



**20km Radius**



**50km Radius**



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