



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1130 WELLINGTON STREET

Dresden, ON



PRIME INDUSTRIAL/WAREHOUSE/MANUFACTURING/LOGISTIC SPACE

ASKING RENT

\$6.00
PSF NET

ADDITIONAL RENT

\$2.00
PSF (Est.)

AVAILABLE SPACE

32,000
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
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ABOUT THE PROPERTY

Prime industrial/warehouse/manufacturing/logistic space available for lease. Located directly on Wellington Street in the southeast area of Dresden Ontario.

- **Additional Rent includes the tenant's share of the property tax, building Insurance, Common area maintenance and light utility usage**
- **Available Space:** 32,000 SF
 - » **Office Space:** 2,000 SF
 - » **Industrial/warehouse/manufacturing Space:** 30,000 SF
- **Zoning:** M1 - permits a wide range of uses
- **Parking:** Plenty of on-site surface space for vehicles, trucks and trailers
- **Power:**
 - » 3 Phase
 - » 600 Volts
 - » 400 Amps
- **Clear Height:** Approx. 20'-22'
- **Dock Loading Doors:** 2 (12'-16')
- **Grade Loading Doors:** 2 (10'-12')
- Very well maintained property and building
- Fresh air exchanger is installed in the building
- Building is sprinklered
- For any heavy manufacturing uses, the Utility cost/ Additional Rent will have to be increased and adjusted accordingly
- The building is centrally located between London and Windsor
- Property is located 31Km to Hwy. 401 and 52 Km to Hwy. 402
- The landlord is able to provide freight/pallet/lift truck unloading/loading services to any potential tenant for an additional fee

Warehouse Area



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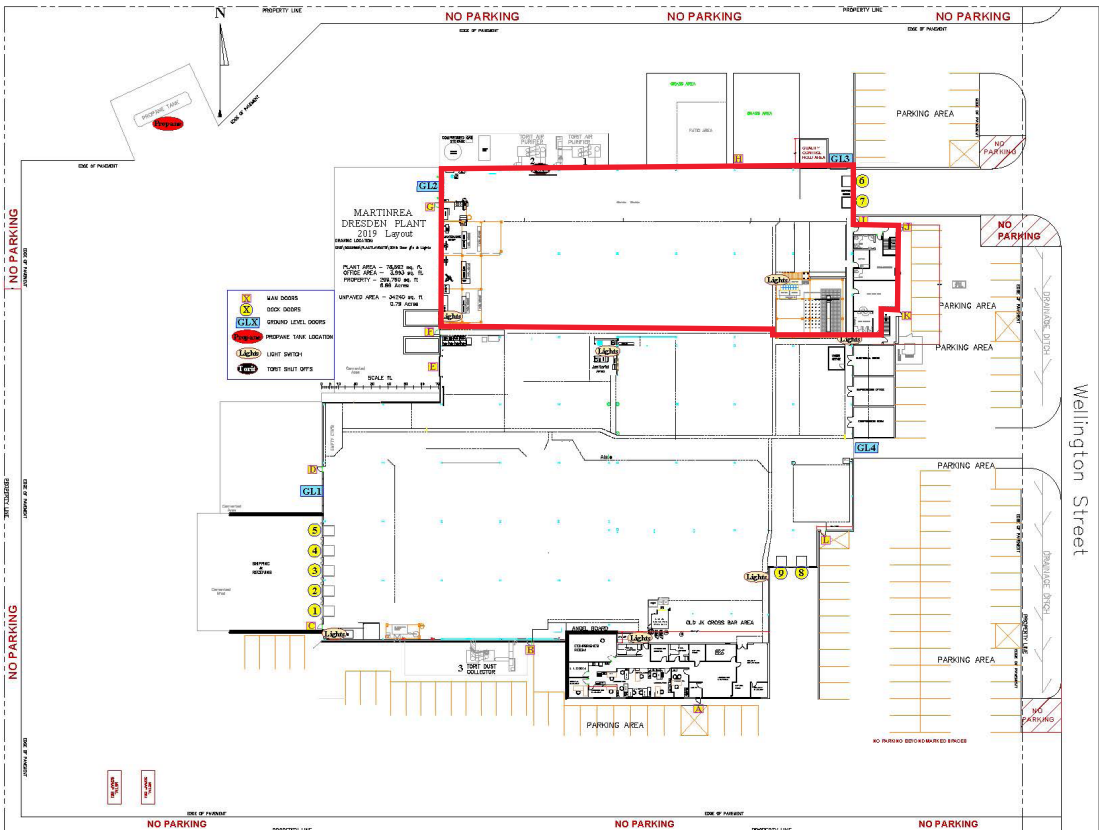
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PROPERTY LOCATION | SITE PLAN



TRAVEL		DISTANCES	
To London Centre	114km	To Sarnia	53km
To Kitchener-Waterloo	207km	To Buffalo	330km
To Hamilton	227km	To Ambassador Bridge	112km
To Toronto	294km	To Detroit	112km

Plant Layout



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ZONING

Permitted Uses | General Industrial Zone (MI)

Agricultural Implements Sales and Service Establishment	Car Wash, Manual	Gas Bar	Towing Establishment
Animal Grooming	Commercial Entertainment and Recreational Establishment	Grain Elevator or other Storage Facility for Farm Produce	Train Depot
Asphalt and Concrete Batching Plant	Commercial School	Industrial Mall	Truck Terminal
Assembly Hall	Construction/Industrial Equipment Sales and Service Establishment	Industrial Use, which is not noxious	Warehouse
Automobile Body Shop	Contractor's Yard	Laboratory or Scientific Research Facility	Wholesale Business with Accessories Retail Business
Automobile Repair Shop	Courier Service	Nursery	
Automobile Sales and Service Establishment	Dry Cleaning Establishment	Office	
Automobile Service Station	Eating Establishment	Public Storage	
Builder's Supply Yard	Eating Establishment - Drive-in	Rental Establishment	
Bulk Fuel Storage	Eating Establishment - Take-out	Service or Repair Shop	
Call Centre	Factory Outlet	Service Trade Establishment	
Car Wash, Automatic	Garage, Public	Taxi Establishment	
https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%20216-2009.pdf#search=zoning			

5.14.2 Regulations:

Each use permitted in a General Industrial Zone (MI) is subject to:

the regulations in Section 4;

the regulations detailed in the following Performance Standard Chart applicable to the zone; and

any exceptions referred to in Schedule "B" applicable to the land, building or structure.



Permitted Uses	Lot Area Minimum	Lot Frontage Minimum	Front Yard Depth Minimum	Interior Side Yard Width Minimum	Exterior Side Yard Width Minimum	Rear Yard Depth Minimum	Lot Coverage Maximum	Maximum Density per Lot	Landscaped Open Space Minimum	Maximum Building Height	Other Provisions
M1 General Industrial - See Section 5.14 of this By-law											
Uses permitted in a M1 Zone	N/A	30 m	9 m	3 m or 7.6 m if abutting a Residential Zone	3 m or 7.6 m if abutting a Residential Zone	7.6 m or 15 m if abutting a Residential Zone	60%	N/A	10%	N/A	Open storage: 15% of lot area On site retail: 20% of gross floor area for retail sale of products manufactured and/or warehoused on premises

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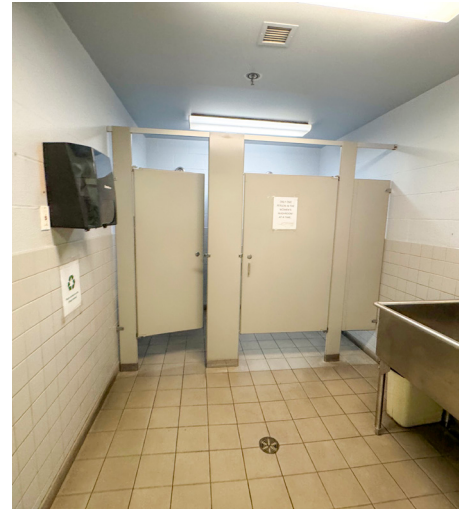
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PROPERTY IMAGES

Office Area/Locker Room



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Exterior photos



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