

FOR LEASE | INDUSTRIAL

# 26 FRENCH DR

MONO, ON



OUTSIDE STORAGE PERMITTED  
5 TON CRANE WITH A 60' SPAN



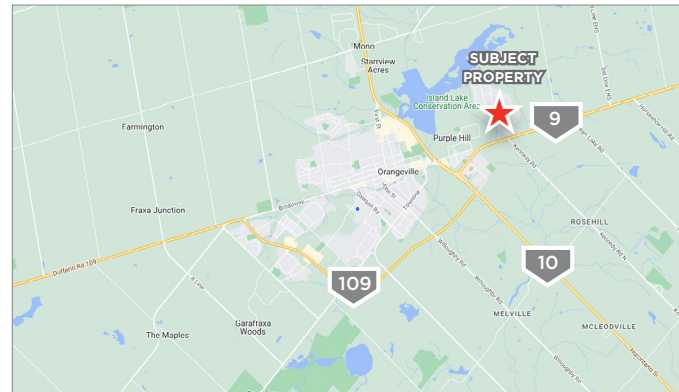
## PROPERTY DETAILS

<b>BUILDING / OFFICE:</b>	15,036 SF / 1,460 SF
<b>LOT SIZE / ZONING:</b>	3.39 ac. / CM
<b>EXPANSION POTENTIAL:</b>	15,000 to 20,000 SF
<b>CLEAR HEIGHT:</b>	21' 6" (Expansion Section at 27')
<b>LOADING DOORS:</b>	1 Drive in (14' x 12') 2 Dock Level (9' x 9') 1 Drive In (10' x 10')
<b>ELECTRICAL:</b>	600 Volts / 600 Amps

## OFFERING DETAILS

<b>LEASE RATE (BUILDING):</b>	\$15.95 PSF Net per Annum
<b>LEASE RATE (OUTDOOR STORAGE):</b>	\$6,000 Gross/acre per month
<b>AVAILABILITY:</b>	Minimum 90 Days

- Suitable for manufacturing, warehouse, large vehicle repair, contractor yard, equipment rentals
- Energy Efficiencies - in floor heating, upgraded insulation
- Owner would like to retain 500 SF of office space
- Oversized drive in door, over 1 acre of outside storage
- 5 ton crane (60 foot span and 90 foot run)
- Approx. 825 SF Mezzanine (not incl. in SF)
- Quick access to Hwy 10 & Hwy 9



## CONTACT INFORMATION

**WALTER SPOJA\***  
Associate Vice President  
905 501 6469  
walter.spoja@cushwake.com

**JOSH BAIRD\***  
Associate  
905 501 6419  
josh.baird@cushwake.com

**CUSHMAN & WAKEFIELD ULC, BROKERAGE**  
1 Prologis Blvd., Suite 300  
Mississauga, Ontario L5W 0G2  
905 568 9500  
cushmanwakefield.com

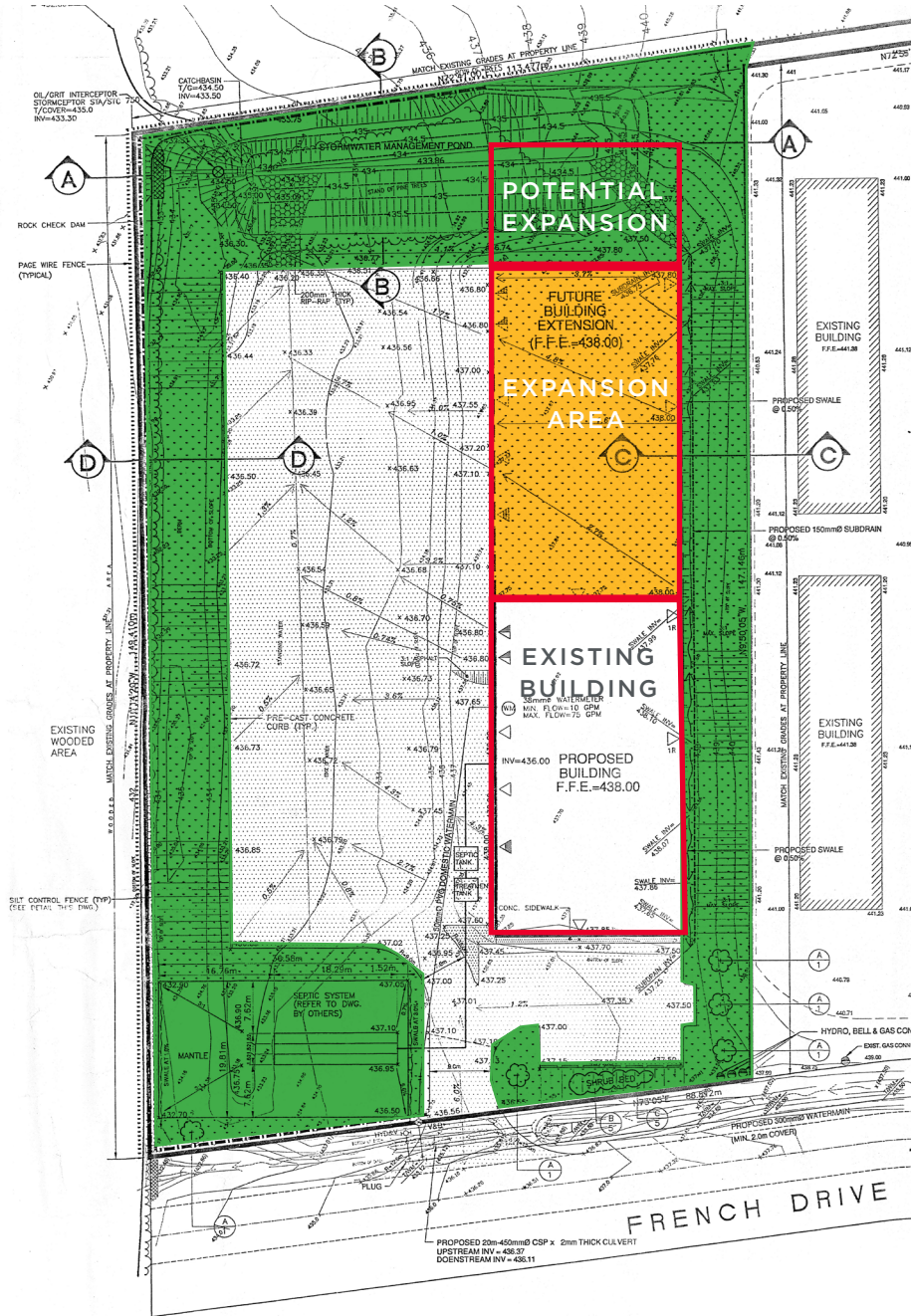
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## SITE PLAN



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Mississauga, Ontario L5W 0G2

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[cushmanwakefield.com](http://cushmanwakefield.com)

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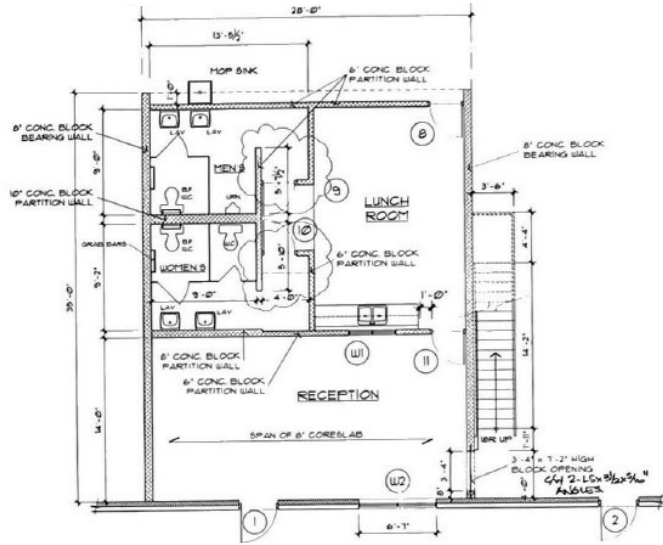
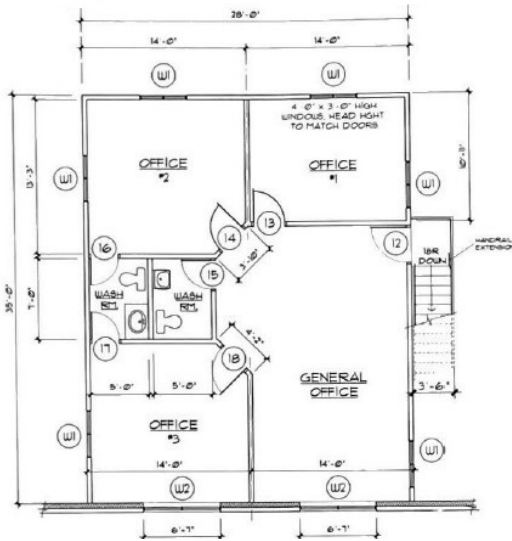
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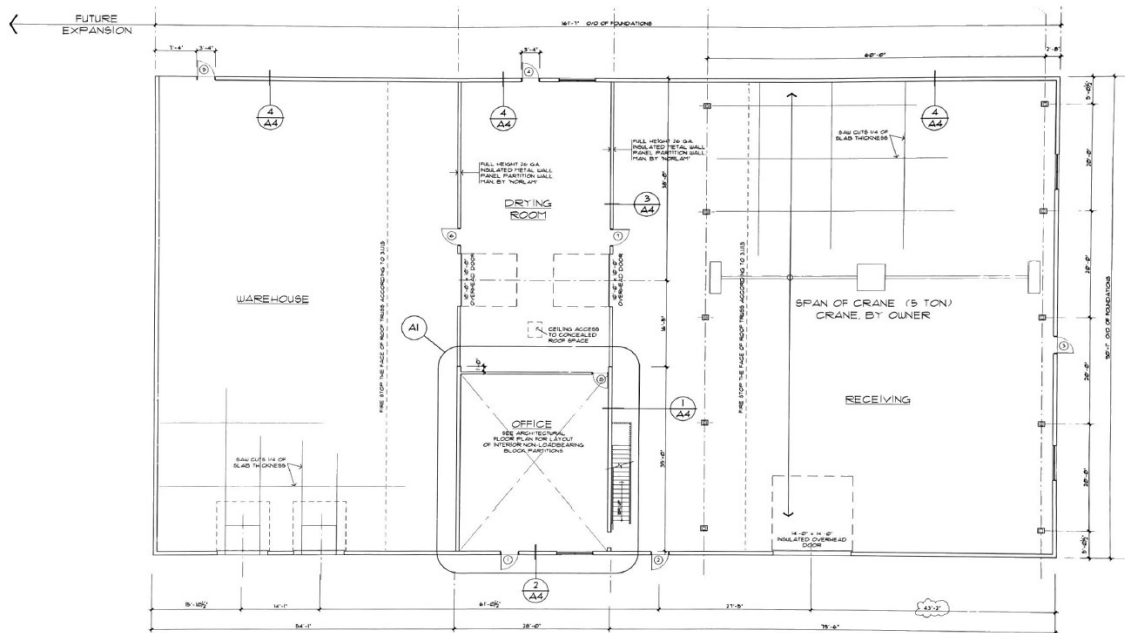
## FLOORPLAN

Note: Office Space not exactly as built

### OFFICE PLAN



### FLOOR PLAN



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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



SHELburne  
25 KM

HWY 400  
38 KM

BRAMTON  
32 KM

**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

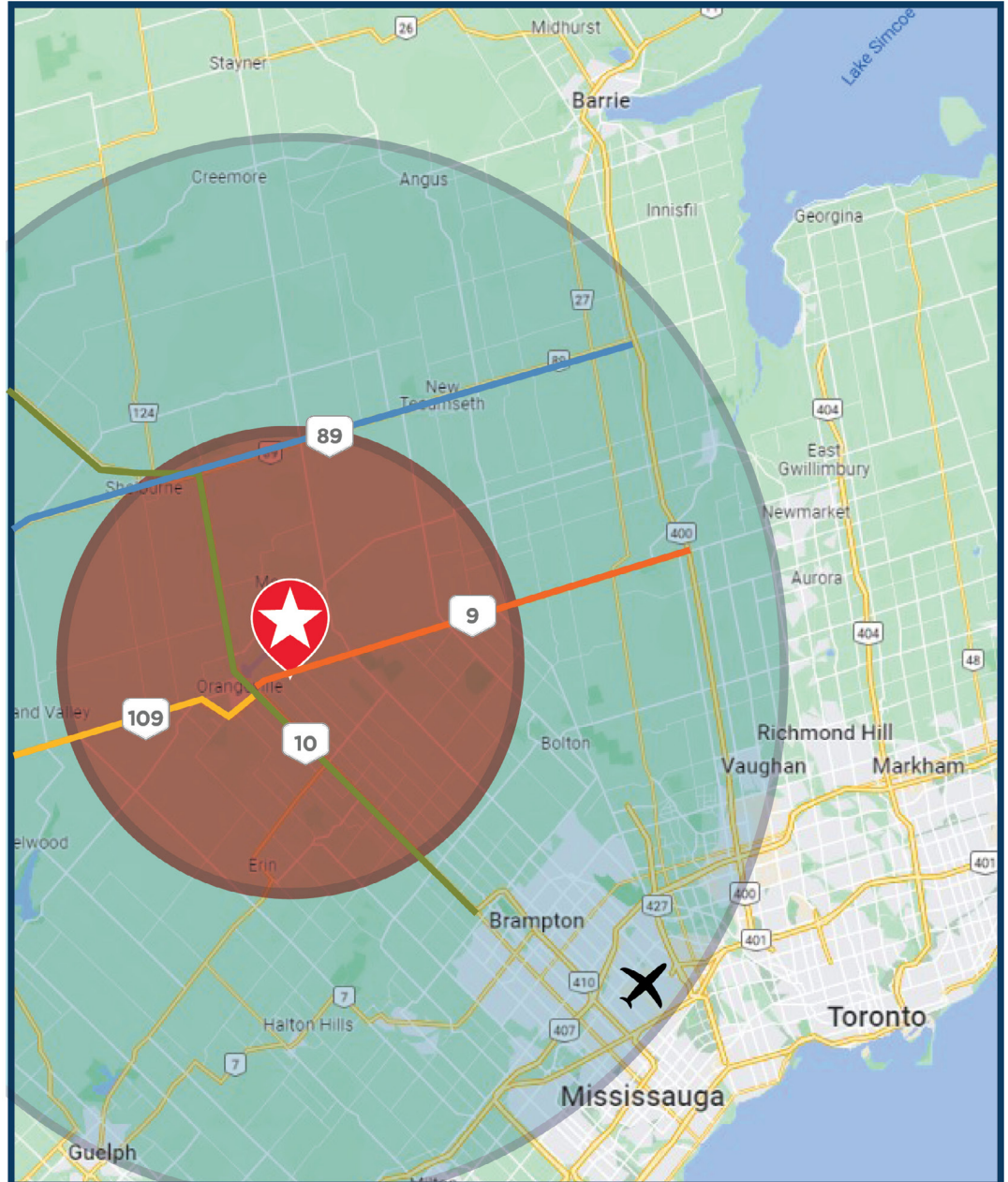
**34km / 33 min**  
to Brampton

**63km / 45 min**  
to Vaughan

**80km / 55 min**  
to Barrie

**56km / 50 min**  
to Guelph

**78km / 65 min**  
to Kitchener



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